



APPLICATION ACCEPTED: October 17, 2014
PLANNING COMMISSION: April 16, 2015
BOARD OF SUPERVISORS: TBD

County of Fairfax, Virginia

March 31, 2015

STAFF REPORT

PCA/FDPA 82-P-015

PROVIDENCE DISTRICT

APPLICANT: Yue Wang

ZONING: PDH-12, HC

PARCEL(S): 50-1 ((22)) 1-22

ACREAGE: 2.49 acres

DENSITY: 11.64 du/ac

OPEN SPACE: 41.8%

PLAN RECOMMENDATION: Residential; 8-12 du/ac

PROPOSAL: The applicant seeks approval of a Proffered Condition Amendment (PCA) and Final Development Plan Amendment (FDPA) to permit modifications to the site design and proffers previously approved with RZ 82-P-015 to permit the development of 29 single-family attached units.

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 82-P-015 subject to the execution of proffers consistent with those found in Appendix 1 of this report.

Michael D. Van Atta

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/



Staff recommends approval of FDPA 82-P-015.

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

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

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application. For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

O:\mvanat\Applications\PCA_FDPA_CDPA 82-P-015 Yue Wang\Staff Report



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

PCA 82-P-015



Applicant: YUE WANG (ALSO KNOWN OF RECORD AS MIKE WANG)

Accepted: 10/17/2014

Proposed: SINGLE FAMILY, ATTACHED

Area: 2.49 AC

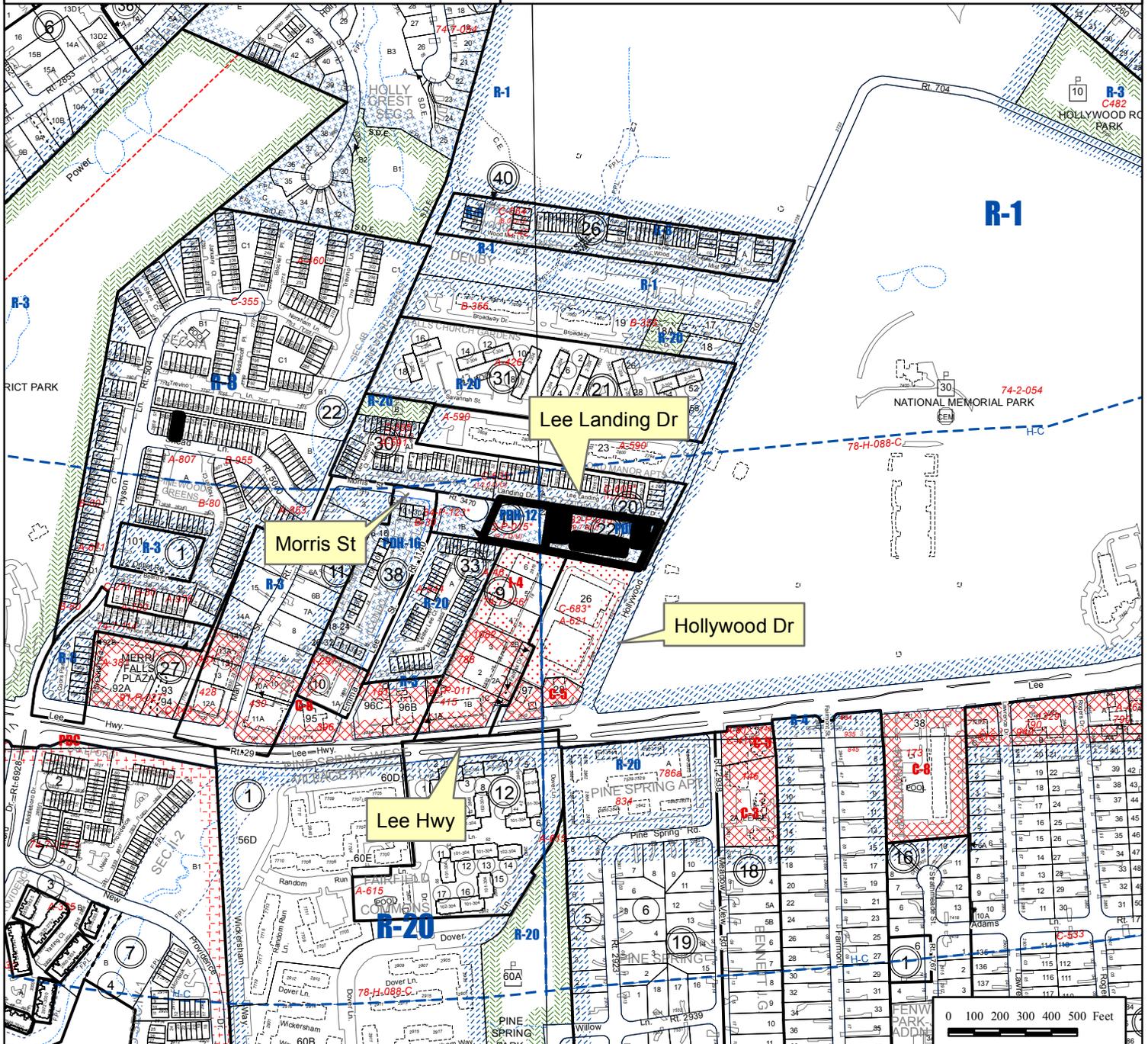
Zoning Dist Sect:

Located: TERMINUS OF MORRIS STREET AND BORDERS LEE LANDING DRIVE

Zoning: PDH-12

Overlay Dist:

Map Ref Num: 050-1/22/A, 050-1/22/1-22

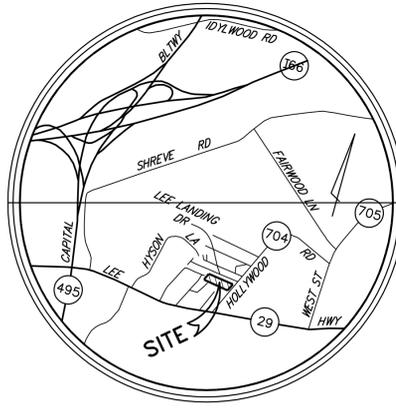


LEE LANDING PARK

PROFFERED CONDITIONS AMMENDMENT

CONCEPTUAL/FINAL DEVELOPMENT PLAN AMMENDMENT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA
AUGUST, 2014



VICINITY MAP
SCALE: 1" = 2,000'

REVISED OCTOBER 1, 2014
REVISED DECEMBER 16, 2014
REVISED FEBRUARY 20, 2015
REVISED MARCH 20, 2015

CONTRACT PURCHASER/APPLICANT

ANCHOR HOMES
4124 Walney Road
Suite A
Chantilly, VA 20151
Telephone 703.997.1618
Fax 703.476.8485

ATTORNEY/AGENT

McGUIREWOODS, LLC
1750 Tysons Boulevard
Suite 1800
McLean, VA 22102-4215
Telephone 703.712.5000
Fax 703.712.5050

SHEET INDEX

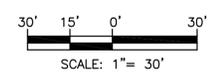
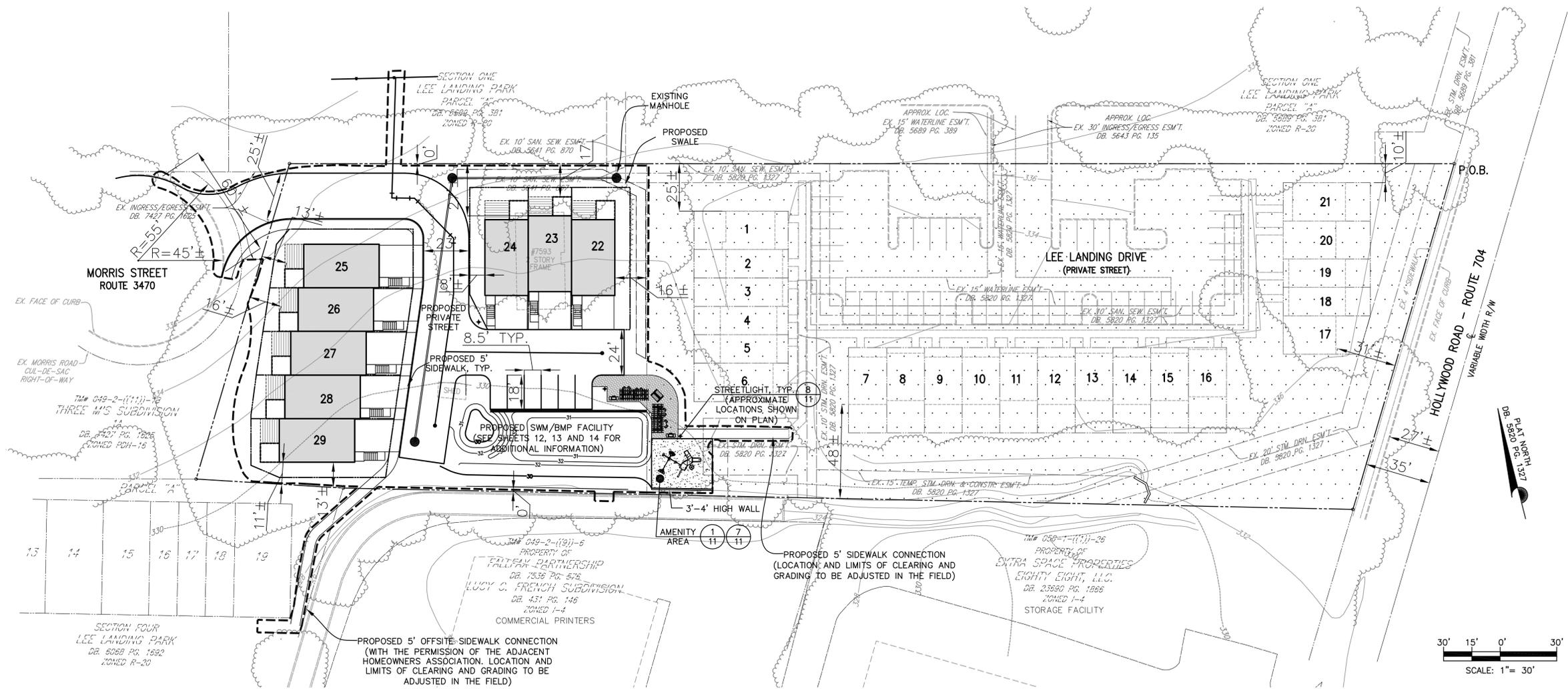
Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	PCA /CDPA /FDPA
3	GENERAL NOTES AND COMMENTS
4	APPROVED REZONING
5	EXISTING VEGETATION MAP & EXISITNG CONDITIONS
6	TREE PRESERVATION PLAN
7	TREE PRESERVATION DETAILS
8	TREE INVENTORY AND CONDITIONS ANALYSIS
9	LANDSCAPE PLAN
10	LANDSCAPE DETAILS
11	SITE DETAILS
12	WATER QUALITY COMPUTATIONS
13	STORMWATER MANAGEMENT COMPUTATIONS
14	STORMWATER MANAGEMENT COMPUTATIONS

ENGINEER/LANDSCAPE ARCHITECT/PLANNER

THE BC CONSULTANTS
12600 Fair Lakes Circle
Suite 100
Fairfax, VA 22033
Telephone 703.449.8100
Fax 703.449.8108

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LOT AREA TABULATION:

EXISTING LOTS	*ACRES	*SQUARE FT.	PROPOSED LOTS	*ACRES	*SQUARE FT.
1	0.02	1,013	22	0.05	2,325
2	0.02	750	23	0.04	1,725
3	0.02	750	24	0.05	2,237
4	0.02	750	25	0.05	2,260
5	0.02	750	26	0.04	1,749
6	0.02	1,012	27	0.04	1,756
7	0.02	911	28	0.04	1,755
8	0.02	900	29	0.05	2,234
9	0.02	900	TOTAL	0.36	16,041
10	0.02	900			
11	0.02	900			
12	0.02	900			
13	0.02	900			
14	0.02	900			
15	0.02	900			
16	0.02	911			
17	0.02	876			
18	0.02	693			
19	0.02	693			
20	0.02	924			
21	0.02	936			
TOTAL	0.42	18,169			

* ALL AREAS (ACRES AND SQUARE FOOT) ARE APPROXIMATE

LEGEND:

- EXISTING TREELINE
- PROPOSED TREELINE
- APPROXIMATE LIMITS OF CLEARING AND GRADING
- EXISTING DEVELOPMENT TO REMAIN UNDISTURBED (EXCEPT WHERE SHOWN ON THE PLAN)

GENERAL NOTES:
 1. UNITS 1 THROUGH 21 ARE EXISTING SINGLE FAMILY ATTACHED TOWNHOUSE UNITS AND WILL REMAIN UNDISTURBED. UNITS 22 THROUGH 29 ARE PROPOSED SINGLE FAMILY ATTACHED TOWNHOUSE UNITS.
 2. SEE SHEET 3 FOR TYPICAL LOT LAYOUT.

SITE TABULATIONS:

GROSS SITE AREA (G.S.A.):	108,571 s.f. ± or 2.49245 Ac. ±
EXISTING ZONE:	PDH-12
PROPOSED ZONE:	PDH-12
PROPOSED NUMBER OF DWELLING UNITS:	29 (1)
PROPOSED DENSITY:	11.64 DU/AC.
OPEN SPACE REQUIRED: (30.0% OF G.S.A.)	32,571 s.f. ± OR 0.75 Ac. ±
OPEN SPACE PROVIDED: (41.8% ± OF G.S.A.):	45,419 s.f. ± OR 1.04 Ac. ± (2)
PARKING SPACES REQUIRED:	79 (3)
PARKING SPACES PROVIDED:	85 (4)
BUILDING HEIGHT PROPOSED:	35'

(1) 21 EXISTING SINGLE FAMILY ATTACHED UNITS AND 8 PROPOSED SINGLE FAMILY ATTACHED UNITS.
 (2) INCLUDES 1,428 S.F. OF DEVELOPED OPEN SPACE (SEATING AREA AND THE AMENITY AREA).
 (3) 29 UNITS AT 2.7 PARKING SPACES PER UNIT = 79 PARKING SPACES.
 (4) 47 EXISTING PARKING SPACES PLUS 2 SPACES IN THE GARAGE AND 2 SPACES IN THE DRIVEWAY FOR THE 8 PROPOSED UNITS (32 SPACES) PLUS 6 PROPOSED SURFACE PARKING SPACES EQUALS 85 PARKING SPACES.

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PROFFERED CONDITION AMENDMENT
 CONCEPTUAL/FINAL DEVELOPMENT PLAN AMENDMENT
LEE LANDING PARK
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
 ACCEPTANCE COMMENTS 10-01-14
 REVISED 12-16-14
 REVISED 2-20-15
 REVISED 3-20-15

DESIGNED BY: PLR
 DRAFTED BY: CAD
 CHECKED BY: NB
 DATE: AUGUST, 2014
 SCALE: HOR. 1" = 30'
 VERT.

SHEET 2 OF 14

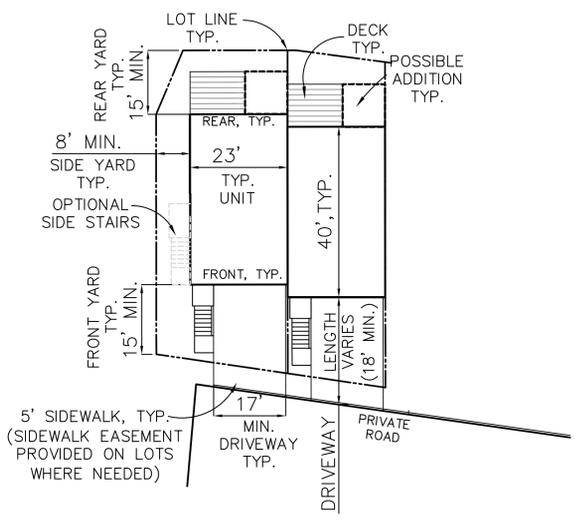
CO. NO.
 CAD NAME: 14513FDP
 LAYOUT: PCA
 FILE NO. 14513.08

GENERAL NOTES:

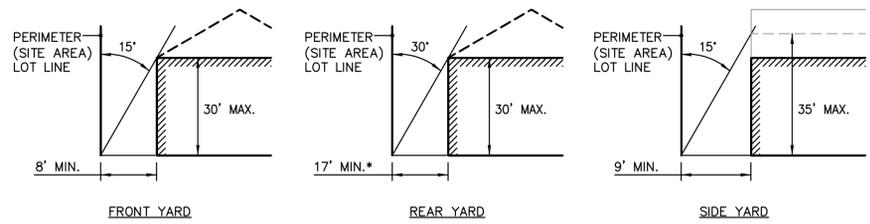
- THE PROPERTIES DELINEATED ON THIS PROFFERED CONDITION AMENDMENT APPLICATION (PCA) ARE IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NO. 50-1 ((22)), PARCELS 1 THROUGH 22 AND PARCEL A. ALL ARE ZONED PDH-12.
- THE BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON DEEDS OF RECORD AND ADJACENT INFORMATION AND SHOULD NOT BE CONSIDERED A BOUNDARY SURVEY. NO TITLE REPORT WAS FURNISHED.
- THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON INFORMATION OF RECORD OF A FIELD RUN SURVEY AND IS SHOWN AT TWO (2) FEET CONTOUR INTERVALS.
- THE PROPERTY SHOWN ON THIS PCA IS IN THE PROVIDENCE DISTRICT, THE CAMERON SEWER DISTRICT AND THE CAMERON 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, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS:
- ACCORDING TO THE FAIRFAX COUNTY-COUNTYWIDE TRAILS PLAN (ADOPTED BY THE BOARD OF SUPERVISORS JUNE 17, 2002), THERE ARE NO TRAILS REQUIRED ALONG THE SITE'S FRONTAGES WITH MORRIS STREET AND HOLLYWOOD ROAD.
- 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.
- BASED ON TAX RECORDS AND/OR DEEDS AND INFORMATION OF RECORD, ALL KNOWN EXISTING UNDERGROUND UTILITIES OR EXISTING UTILITY EASEMENTS OF 25' OR MORE ARE SHOWN ON THE PLAN. NO TITLE REPORT WAS FURNISHED.
- THIS PLAN SHOWS POTENTIAL LOCATIONS OF PROPOSED UTILITIES. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE AND WILL BE EXTENDED BY THE DEVELOPER OR UTILITY COMPANY. UTILITY PLANS AND PROFILES WILL BE SUBMITTED IN THE FUTURE FOR CONSTRUCTION PURPOSES.
- THERE IS NO FUTURE WIDENING AS INDICATED IN THE ADOPTED COMPREHENSIVE PLAN OR A PLAN PREPARED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
- THE PROPOSED LIMITS OF CLEARING AND GRADING ARE SHOWN ON THE PLAN. 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.
- THE LOT WHERE THE INFILL TOWNHOUSE DEVELOPMENT IS PROPOSED IS CURRENTLY A DERELICT PROPERTY CONSISTING OF OVERGROWN VEGETATION, TRASH AND A VACANT DILAPIDATED HOUSE THAT IS SHOWING SIGNS OF VANDALISM. THE PROPOSED TOWNHOUSE DEVELOPMENT IS SURROUNDED BY EXISTING TOWNHOUSES AND MULTI-FAMILY STRUCTURES AND WAS INTENDED TO BECOME A HARMONIOUS PART OF THE COMMUNITY. PROPOSED LANDSCAPING ALONG THE OUTER EDGES OF THE SITE WAS DESIGNED TO MAKE THE PROPOSED DEVELOPMENT AN INCLUSIVE PART OF THE NEIGHBORHOOD AND NOT CREATE ARTIFICIAL BARRIERS THAT PROHIBIT COMMUNITY INTERACTION.

ZONING ORDINANCE, ARTICLE 16-502, PARAGRAPH 1 COMMENTS:

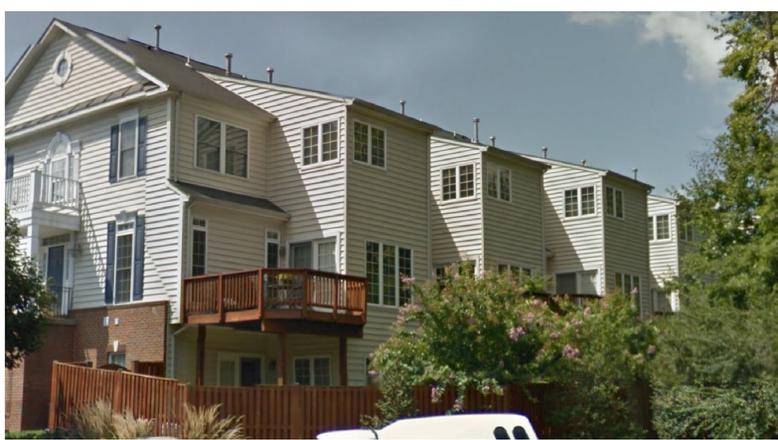
- A.
- VICINITY MAP AS SHOWN ON SHEET 1.
 - BEARING AND DISTANCES OF THE PERIMETER PROPERTY LINES AS SHOWN ON THE PLAN.
 - SEE THE SITE TABULATIONS ON SHEET 2 FOR THE TOTAL AREA OF THE PROPERTY.
 - SCALE AND NORTH ARROW AS SHOWN ON THE PLAN.
 - NAMES AND ROUTE NUMBERS OF BOUNDARY STREETS AND THE WIDTH OF EXISTING RIGHT(S)-OF WAY AS SHOWN ON THE PLAN. NO PUBLIC IMPROVEMENTS ARE PROPOSED WITH THIS PLAN.
 - REFER TO GENERAL NOTE 3 FOR INFORMATION CONCERNING EXISTING TOPOGRAPHY.
 - THE LOCATION AND ARRANGEMENT OF ALL PROPOSED USES ARE AS SHOWN ON THE PLAN.
 - REFER TO THE SITE TABULATIONS ON SHEET 2 FOR THE PROPOSED BUILDING HEIGHT.
 - THE DISTANCES OF ALL STRUCTURES FROM THE DEVELOPMENT BOUNDARIES AND STREETS ARE AS SHOWN ON THE PLAN OR ON SHEET 5.
 - ANGLE OF BULK PLANE IS SHOWN ELSEWHERE ON THIS SHEET.
 - THE TRAFFIC CIRCULATION SYSTEM, THE PEDESTRIAN CIRCULATION SYSTEM AND ALL REQUIRED DIMENSIONS ARE AS SHOWN ON THE PLAN. REFER TO GENERAL NOTE 6 FOR INFORMATION CONCERNING ALL TRAILS REQUIRED BY THE ADOPTED COMPREHENSIVE PLAN.
 - OFF-STREET PARKING AS SHOWN ON THE PLAN AND AS LISTED IN THE SITE TABULATIONS ON SHEET 2.
 - OPEN SPACE AREAS INCLUDING SPECIFIC TYPES OF DEVELOPED RECREATIONAL FACILITIES ARE AS SHOWN ON THE PLAN.
 - REFER TO SHEET 9 FOR LANDSCAPE INFORMATION INCLUDING THE APPROXIMATE LIMITS OF CLEARING AND GRADING. THE DESIGN OF ALL SCREENING MEASURES AND THE TYPE AND HEIGHT OF SUCH SCREENINGS ARE AS SHOWN ON THE PLAN. SEE SHEET 5 FOR INFORMATION CONCERNING EXISTING VEGETATION.
 - THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON THE SITE.
 - REFER TO GENERAL NOTES 7 AND 9 FOR INFORMATION CONCERNING PUBLIC UTILITIES.
 - REFER TO SHEETS 12, 13 AND 14 FOR ALL REQUIRED STORMWATER MANAGEMENT INFORMATION.
 - REFER TO GENERAL NOTE 8 FOR INFORMATION CONCERNING ALL EXISTING UNDERGROUND UTILITIES AND ALL EXISTING UTILITY EASEMENT OF 25' OR MORE.
 - THERE ARE NO FLOODPLAINS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY, NO RESOURCE PROTECTION AREAS AND NO ENVIRONMENTAL QUALITY CORRIDORS ON THE SITE. THE ENTIRE SITE IS A RESOURCE MANAGEMENT AREA. DIMENSIONS WHERE REQUIRED ARE AS SHOWN ON THE PLAN.
 - ALL PROPOSED UNITS WILL BE CONSTRUCTED IN ONE SECTION. AN APPROXIMATE COMPLETION DATE FOR CONSTRUCTION IS NOT KNOWN AT THIS TIME AND WILL DEPEND ON MARKET CONDITIONS.
- B.
- REFER TO THE SITE TABULATIONS ON SHEET 2 FOR INFORMATION CONCERNING THE TOTAL NUMBER AND TYPE OF DWELLING UNITS, DENSITY, TOTAL OPEN SPACE AREA, TOTAL DEVELOPED OPEN SPACE AREA AND NUMBER OF REQUIRED OFF-STREET PARKING SPACES. BONUS DENSITY IS NOT APPLICABLE TO THIS APPLICATION.
 - A MAP IDENTIFYING CLASSIFICATION OF SOIL TYPES WILL BE SUBMITTED UNDER SEPARATE COVER.
 - AN ARCHITECTURAL SKETCH IS SHOWN ELSEWHERE ON THIS SHEET.
 - TO THE BEST OF OUR KNOWLEDGE THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES ON THE SITE. IF ANY ARE FOUND THEIR METHODS OF DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.
 - REFER TO GENERAL NOTE 5 FOR INFORMATION CONCERNING THIS DEVELOPMENT'S CONFORMANCE TO ALL APPLICABLE ORDINANCES AND STANDARDS.
 - AFFIDAVITS TO BE SUBMITTED UNDER SEPARATE COVER.
 - THE SITE IS NOT WITHIN OR IN THE VICINITY OF A HISTORIC OVERLAY DISTRICT.



TYPICAL LOT LAYOUT
(PROPOSED UNITS ONLY) SCALE: 1"=20'



ANGLE OF BULK PLANE
NO SCALE
* EXCEPT AS NOTED ON THE PLAN FOR UNITS 25 AND 26



CONCEPTUAL REAR VIEW
(SHOWN FOR INFORMATIONAL PURPOSES ONLY) NO SCALE



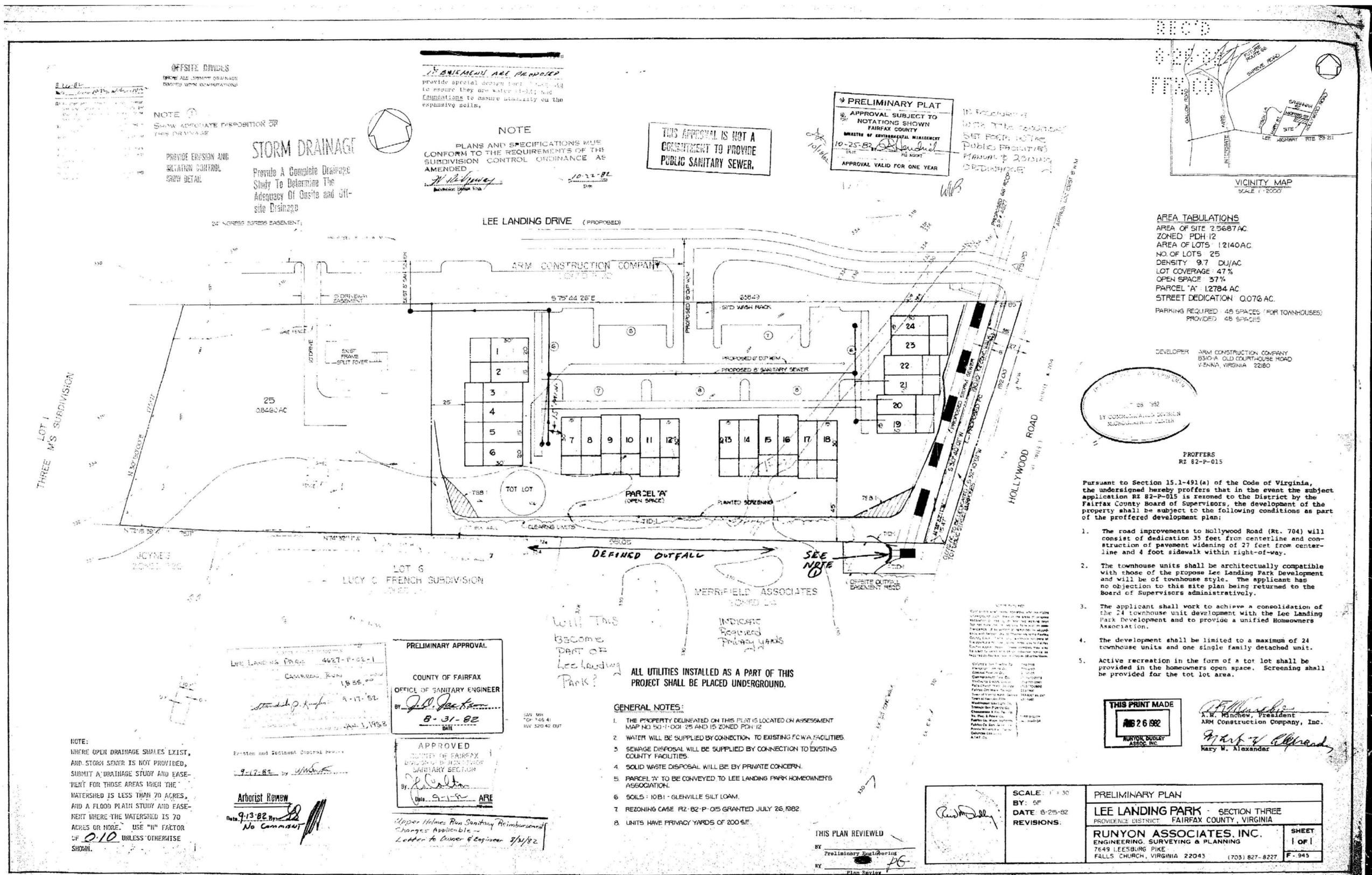
ARCHITECTURAL SKETCH
(SHOWN FOR INFORMATIONAL PURPOSES ONLY) NO SCALE

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PROFFERED CONDITION AMENDMENT
GENERAL NOTES AND COMMENTS
LEE LANDING PARK
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	10-01-14
ACCEPTANCE COMMENTS	10-01-14
REVISED	12-16-14
REVISED	2-20-15
REVISED	3-20-15
DESIGNED BY:	PLR
DRAFTED BY:	CAD
CHECKED BY:	NB
DATE:	AUGUST, 2014
SCALE:	HOR. NA VERT. NA
SHEET 3 OF 14	
CO. NO.	
CAD NAME:	14513NOTES
LAYOUT:	NOTES
FILE NO.	14513.08



OFFSITE DRAINAGE
 PROVIDE ALL OFFSITE DRAINAGE RIGHTS WITH COMPUTATIONS

NOTE
 SHOW APPROPRIATE DIMENSION OF THIS DRAINAGE

PROVIDE EROSION AND SILTATION CONTROL SHOW DETAIL

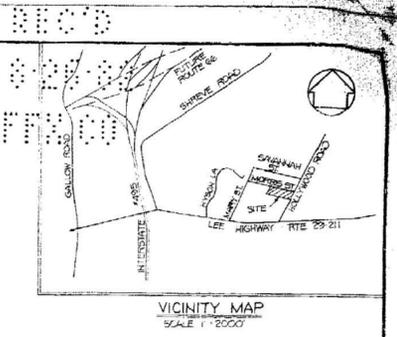
STORM DRAINAGE
 Provide A Complete Drainage Study To Determine The Adequacy Of Onsite and Off-site Drainage

NOTE
 PLANS AND SPECIFICATIONS MUST CONFORM TO THE REQUIREMENTS OF THE SUBDIVISION CONTROL ORDINANCE AS AMENDED

1. **BASEMENTS ARE PROHIBITED**
 provide special design for basements to ensure they are water tight and foundations to assure stability on the expansive soils.

THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE PUBLIC SANITARY SEWER.

PRELIMINARY PLAT
 APPROVAL SUBJECT TO NOTATIONS SHOWN
 FAIRFAX COUNTY
 DIVISION OF ENVIRONMENTAL MEASUREMENT
 10-25-82
 APPROVAL VALID FOR ONE YEAR



AREA TABULATIONS
 AREA OF SITE 2.5687 AC.
 ZONED PDH 12
 AREA OF LOTS 1.2140 AC.
 NO. OF LOTS 25
 DENSITY 9.7 DU/AC
 LOT COVERAGE 47%
 OPEN SPACE 37%
 PARCEL "A" 1.2784 AC
 STREET DEDICATION 0.076 AC.
 PARKING REQUIRED 48 SPACES (FOR TOWNHOUSES)
 PROVIDED 48 SPACES

DEVELOPER ARM CONSTRUCTION COMPANY
 8310-A OLD COURTHOUSE ROAD
 VIENNA, VIRGINIA 22180



PROFFERS
 RZ 82-P-015

Pursuant to Section 15.1-491(a) of the Code of Virginia, the undersigned hereby proffers that in the event the subject application RZ 82-P-015 is rezoned to the District by the Fairfax County Board of Supervisors, the development of the property shall be subject to the following conditions as part of the proffered development plan:

- The road improvements to Hollywood Road (Rt. 704) will consist of dedication 35 feet from centerline and construction of pavement widening of 27 feet from centerline and 4 foot sidewalk within right-of-way.
- The townhouse units shall be architecturally compatible with those of the propose Lee Landing Park Development and will be of townhouse style. The applicant has no objection to this site plan being returned to the Board of Supervisors administratively.
- The applicant shall work to achieve a consolidation of the 24 townhouse unit development with the Lee Landing Park Development and to provide a unified Homeowners Association.
- The development shall be limited to a maximum of 24 townhouse units and one single family detached unit.
- Active recreation in the form of a tot lot shall be provided in the homeowners open space. Screening shall be provided for the tot lot area.

THIS PRINT MADE
 AUG 26 1982
 RUNYON, RUNLEY ASSOC. INC.

K.M. Winchow, President
 ARM Construction Company, Inc.
Mary W. Alexander

SCALE: 1" = 30'
BY: SP
DATE: 8-25-82
REVISIONS:

PRELIMINARY PLAN
LEE LANDING PARK - SECTION THREE
 PROVIDENCE DISTRICT, FAIRFAX COUNTY, VIRGINIA

RUNYON ASSOCIATES, INC.
 ENGINEERING, SURVEYING & PLANNING
 7649 LEESBURG PIKE
 FALLS CHURCH, VIRGINIA 22043 (703) 827-8227

SHEET 1 OF 1
F-945

ALL UTILITIES INSTALLED AS A PART OF THIS PROJECT SHALL BE PLACED UNDERGROUND.

- GENERAL NOTES:**
- THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP NO. 50-1-001 25 AND IS ZONED PDH 12
 - WATER WILL BE SUPPLIED BY CONNECTION TO EXISTING FCWA FACILITIES.
 - SEWAGE DISPOSAL WILL BE SUPPLIED BY CONNECTION TO EXISTING COUNTY FACILITIES.
 - SOLID WASTE DISPOSAL WILL BE BY PRIVATE CONCERN.
 - PARCEL "A" TO BE CONVEYED TO LEE LANDING PARK HOMEOWNERS ASSOCIATION.
 - SOILS: 10B1 - GLENVILLE SILT LOAM.
 - REZONING CASE RZ-82-P-015 GRANTED JULY 26, 1982
 - UNITS HAVE PRIVACY YARDS OF 200 SF.

PRELIMINARY APPROVAL
 COUNTY OF FAIRFAX
 OFFICE OF SANITARY ENGINEER
 BY *J.P. Jackson*
 DATE **8-31-82**

APPROVED
 COUNTY OF FAIRFAX
 DIVISION OF SANITARY ENGINEERING
 BY *J.P. Jackson*
 DATE **9-17-82**

Arborist Review
 Date **9-13-82** By *[Signature]*
 No Comments

Upper Holmes Run Sanitary Reimbursement Charges Applicable - Letter to Owner & Engineer 3/21/82

NOTE:
 WHERE OPEN DRAINAGE SHALES EXIST, AND STORM SEWER IS NOT PROVIDED, SUBMIT A DRAINAGE STUDY AND EASEMENT FOR THOSE AREAS WHEN THE WATERSHED IS LESS THAN 70 ACRES, AND A FLOOD PLAIN STUDY AND EASEMENT WHERE THE WATERSHED IS 70 ACRES OR MORE. USE "N" FACTOR OF 0.10 UNLESS OTHERWISE SHOWN.

THIS SHEET FOR INFORMATION PURPOSES ONLY

DESIGN REVIEW COPY

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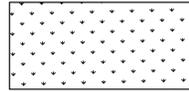
PROFFERED CONDITION AMENDMENT
APPROVED REZONING
LEE LANDING PARK
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	ACCEPTANCE COMMENTS 10-01-14
	REVISED 12-16-14
	REVISED 2-20-15
	REVISED 3-20-15
DESIGNED BY:	PLR
DRAFTED BY:	CAD
CHECKED BY:	NB
DATE:	AUGUST, 2014
SCALE:	HOR. 1"= 50' VERT. NA
SHEET 4 OF 14	
CO. NO.	
CAD NAME:	14513APPR-REZONG
LAYOUT:	TPP-INV
FILE NO.	14513.08

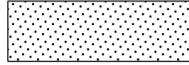
EXISTING VEGETATION MAP LEGEND



COVER TYPE 9
(LANDSCAPED TREE CANOPY)



COVER TYPE 6
(MAINTAINED GRASSLANDS)



COVER TYPE 5
(DEVELOPED LAND-BUILDING/SIDEWALK/
ASPHALT/ GRAVEL)

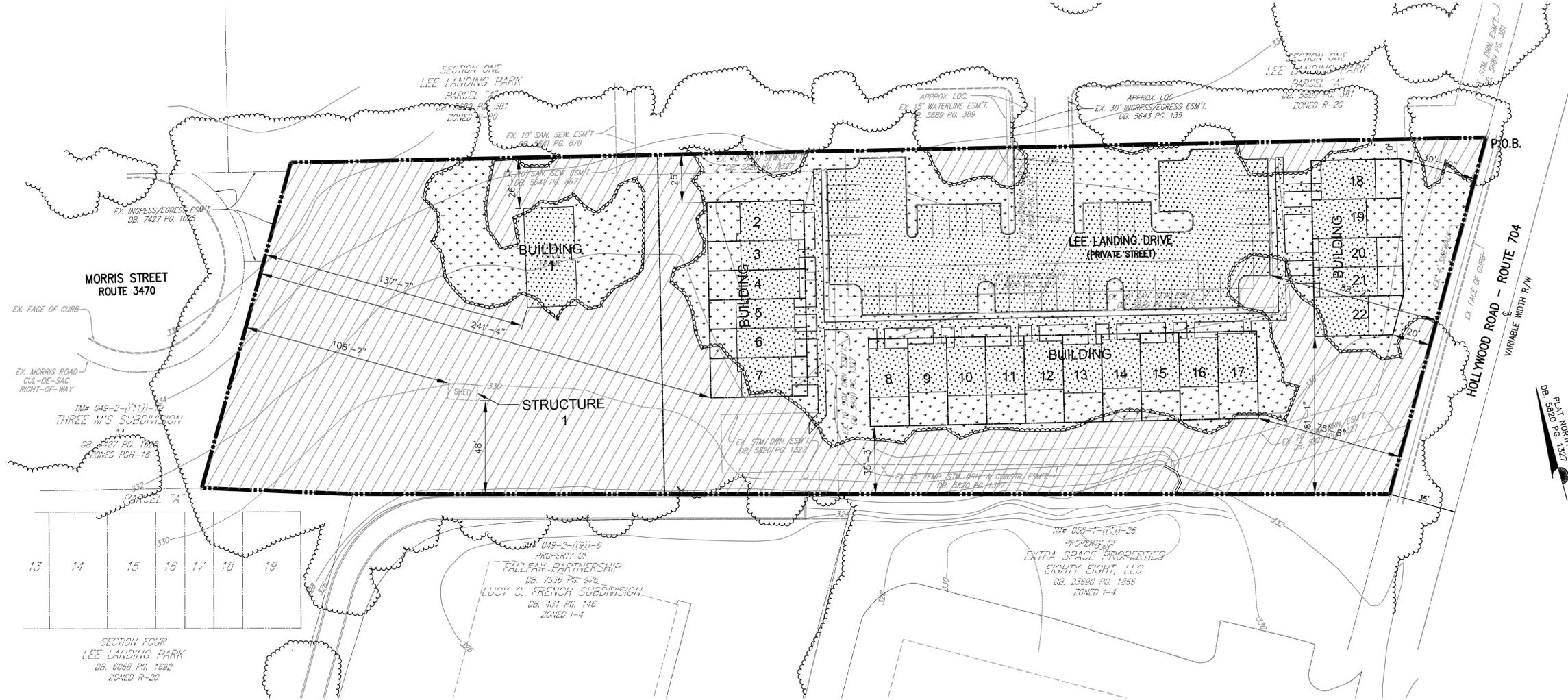
EXISTING VEGETATION MAP SUMMARY AND NARRATIVE

COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	HEALTH AND CONDITION	AREA (Ac.±)	NARRATIVE
3	EARLY SUCCESSIONAL FOREST	MATURE	FAIR TO GOOD	1.26	AREAS OF EARLY SUCCESSIONAL TREE CANOPY CONSISTING PRIMARILY OF BLACK LOCUST, RED MAPLE AND SILVER MAPLE WITH LESSER QUANTITIES OF OAK. THESE AREAS ARE MAINLY LOCATED ON THE SOUTHERN AND WESTERN BOUNDARIES OF THE PROPERTY.
6	MAINTAINED GRASSLANDS	N/A	N/A	0.55	GRASSED AREAS DEVOID OF NATURAL VEGETATION.
5	DEVELOPED LAND	N/A	N/A	0.66	AREAS OF CONSTRUCTED FEATURES INCLUDING BUILDINGS, ASPHALT DRIVE AISLES AND PARKING LOTS.

Total: 2.47 Ac.±

EXISTING BUILDING/STRUCTURE INVENTORY

	TYPE	HEIGHT	DATE OF CONSTRUCTION	STATUS
BUILDINGS 1	SINGLE FAMILY HOUSE	10'-20'±	UNKNOWN	TO BE DEMOLISHED
BUILDINGS 2 TO 18	TOWNHOUSE	10'-20'±	1980	TO REMAIN
STRUCTURE 1	1 STORY WOOD SHED	12'±	UNKNOWN	TO BE DEMOLISHED

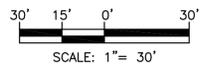


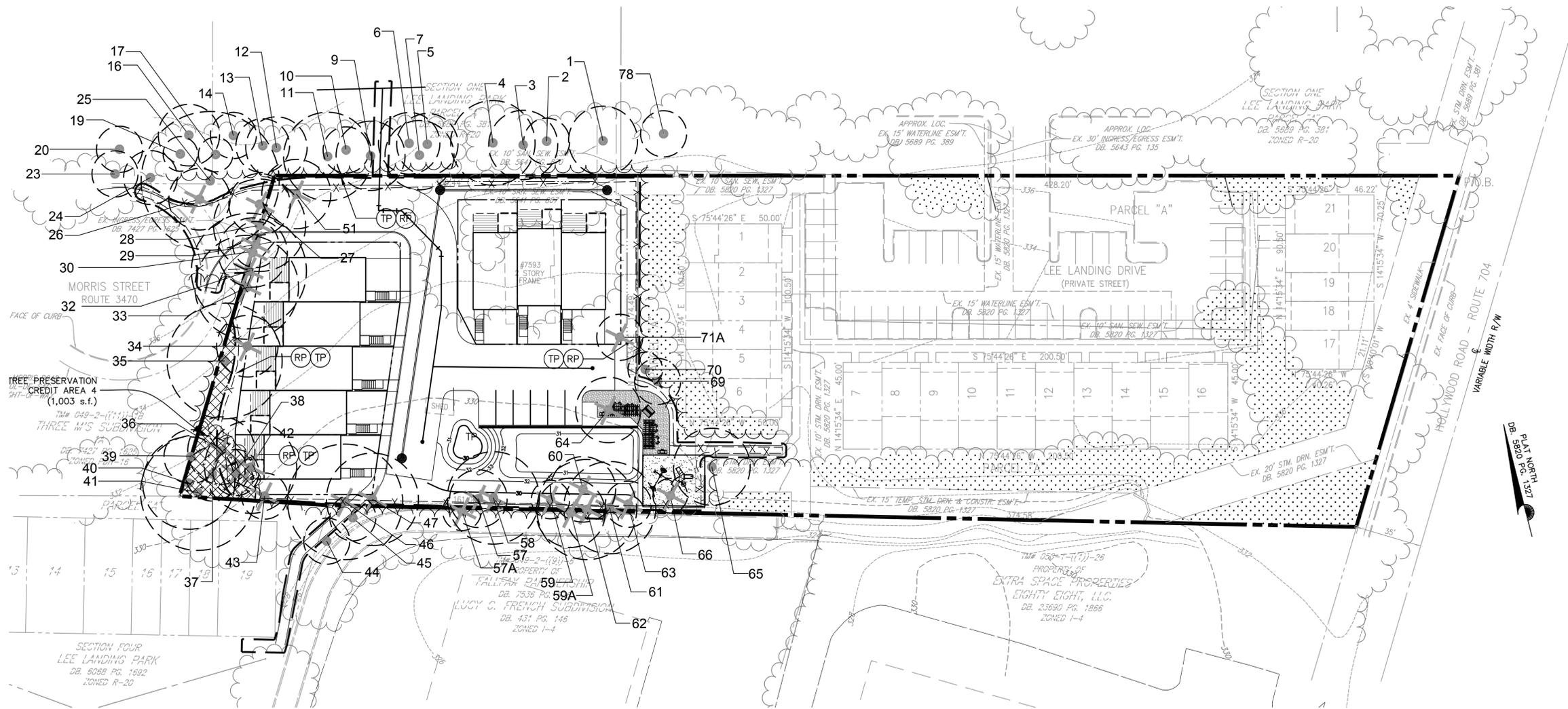
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PROFFERED CONDITION AMENDMENT
 EXISTING VEGETATION MAP & EXISTING CONDITIONS
LEE LANDING PARK
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	ACCEPTANCE COMMENTS 10-01-14
	REVISED 12-16-14
	REVISED 2-20-15
	REVISED 3-20-15
DESIGNED BY: PLR	
DRAFTED BY: CAD	
CHECKED BY: NB	
DATE: AUGUST, 2014	
SCALE: HOR. 1"= 50'	
VERT. NA	
SHEET 5 OF 14	
CO. NO.	
CAD NAME: 14513EVM	
LAYOUT: EVM	
FILE NO. 14513.08	





LEGEND:

- LIMITS OF CRITICAL ROOT ZONE (CRZ)
- (CRZ) EXISTING TREE TO BE PRESERVED
- (CRZ) EXISTING TREE TO BE REMOVED
- ROOT PRUNE (RP) $\frac{2}{7}$ AND/OR TREE PROTECTION FENCE (TP) $\frac{1}{7}$
- EXISTING PRE-DEVELOPMENT TREE CANOPY TO REMAIN (12,362 s.f.) 1.0 MULTIPLIER CREDIT TO BE TAKEN
- POST-DEVELOPMENT 10 YEAR TREE CANOPY AREA TO BE PRESERVED (1,003 s.f.) 1.25 MULTIPLIER CREDIT TO BE TAKEN
- MULCH AREA $\frac{3}{7}$
- EXISTING TREELINE
- PROPOSED TREELINE
- APPROXIMATE LIMITS OF CLEARING AND GRADING

SEE SHEETS 8 FOR TREE INVENTORY AND CONDITION ANALYSIS AND SHEET 7 FOR THE TREE PRESERVATION NARRATIVE, DETAILS AND MONITORING SCHEDULE.



CERTIFIED ARBORIST



International Society of Arboriculture
CERTIFIED ARBORIST
 Peter Rinek

Certificate Number: MA-4971A
 Expiration Date: Jun 30, 2015

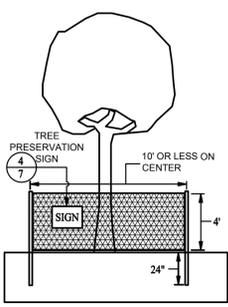
PROFFERED CONDITION AMENDMENT
 TREE PRESERVATION PLAN
LEE LANDING PARK
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	ACCEPTANCE COMMENTS 10-01-14
	REVISED 12-16-14
	REVISED 2-20-15
	REVISED 3-20-15
DESIGNED BY:	PLR
DRAFTED BY:	CAD
CHECKED BY:	NB
DATE:	AUGUST, 2014
SCALE:	HOR. 1" = 50' VERT. NA
SHEET 6 OF 14	
CO. NO.	14513TPP
LAYOUT:	TPP
FILE NO.	14513.08

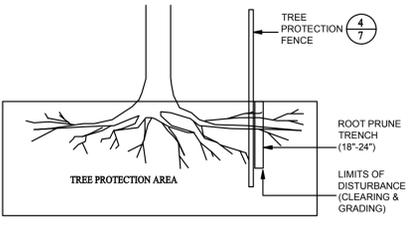


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- PRIOR TO ANY CONSTRUCTION ACTIVITY, ALL INDIVIDUAL AND GROUPS OF TREES MARKED FOR PRESERVATION SHALL BE PROTECTED WITH TREE PROTECTION FENCING.
- TREE PROTECTION FENCE SHALL BE POSITIONED DIRECTLY IN THE ROOT PRUNING TRENCH AND BACKFILLED FOR STABILITY 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.

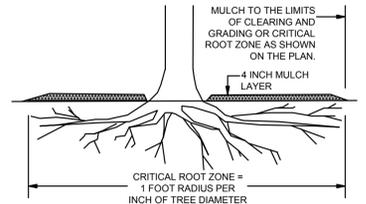


1 TREE PROTECTION FENCE
7 NOT TO SCALE
12A1-8098Tree Protect



- 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
7 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
7 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
7 NOT TO SCALE
12A1-8098Tree Preser Sign

PROJECT ARBORIST 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 AFTER THE INSTALLATION OF TREE PROTECTION FENCING, UFMD SHALL BE NOTIFIED IN WRITING AND GIVEN THE OPPORTUNITY TO INSPECT THE SITE TO ASSURE THAT ALL TREE PROTECTION DEVICES HAVE BEEN PROPERTY INSTALLED.
ACTIVE SITE MONITORING	FOR THE DURATION OF THE ACTIVITIES AS LISTED	TO ENSURE THAT ALL ACTIVITIES ARE CONDUCTED IN ACCORDANCE WITH THIS PLAN, ANY APPLICABLE DEVELOPMENT CONDITIONS AND/OR AS APPROVED BY UFMD, THE ARBORIST SHALL MONITOR THE SITE 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. THE PROJECT ARBORIST SHALL SEND UFMD AND SDID A WRITTEN SUMMARY OF ALL TREE PRESERVATION ACTIVITIES THAT HAVE TAKEN PLACE ON THE SITE DURING EACH MONITORING PERIOD (WEEKLY DURING PHASE 1 AND MONTHLY THEREAFTER UNTIL PROJECT COMPLETION UNLESS SPECIFIED OTHERWISE BY UFMD).
CONSTRUCTION/SITE ANALYSIS	MONTHLY ANALYSIS OF SITE OR AS SPECIFIED BY UFMD	THE ARBORIST 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 ARBORIST SHALL ALSO INSPECT ALL TREE PROTECTION DEVICES TO ENSURE THAT ALL PROTECTION DEVICES HAVE NOT BEEN ALTERED, DAMAGED OR REMOVED.

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 PROJECT ARBORIST 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 PROJECT ARBORIST 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 PROJECT ARBORIST 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.
- REFER TO THE PROJECT ARBORIST SITE MONITORING SCHEDULE FOR ADDITIONAL INFORMATION NOT LISTED HERE.

CERTIFIED ARBORIST

International Society of Arboriculture
CERTIFIED ARBORIST
Peter Rinek
Certificate Number: MA-4971A
Expiration Date: Jun 30, 2015

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PROFFERED CONDITION AMENDMENT
 TREE PRESERVATION DETAILS
LEE LANDING PARK
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	ACCEPTANCE COMMENTS 10-01-14
	REVISED 12-16-14
	REVISED 2-20-15
	REVISED 3-20-15
DESIGNED BY:	PLR
DRAFTED BY:	CAD
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DATE:	AUGUST, 2014
SCALE:	HOR. 1"= 50' VERT. NA
SHEET 7 OF 14	
CO. NO.	
CAD NAME:	14513TPP-DET
LAYOUT:	TPP-DET
FILE NO.	14513.08

TREE INVENTORY AND CONDITION ANALYSIS															
TREE KEY	BOTANICAL NAME/COMMON NAME	SIZE	CRZ**	CONDITION	CANOPY POSITION	CROWN DENSITY	AVERAGE CROWN SPREAD	FINAL STATUS	ACTIVITIES					PROBLEMS	COMMENTS
									ROOT PRUNE	MULCH	FERTILIZE	PRUNE	TREAT PESTS		
		DBH (IN.)*	RADIUS (FT.)	% ***		%	D (FT.)								
1	Pinus spp./Pine	18	18					POS						Exposed girdling roots; compacted soil; some dead branches	Good
2	Pinus spp./Pine	12	12					POS						Some vine cover; some browning	Good
3	Thuja spp./Arborvitae	12-10-8-4	18			90	30	POS						one sided; lots of rubbing branches at lower portion	Poor
4	Thuja spp./Arborvitae	16-14-4	22					POS						one sided; vine covered; lots of rubbing branches at lower portion	
5	Thuja spp./Arborvitae	16	16					POS						Some dead and browning at bottom; thinning; one sided; compacted soil	Fair
6	Thuja spp./Arborvitae	12-10-4	16					POS						Some dead broken branches; thinning; one sided; compacted soil	Fair
7	Thuja spp./Arborvitae	14-10-4-2	18			80	30	POS						One stem broken at the top; dead broken branches	Poor
9	Thuja spp./Arborvitae	12-12-10-8	20					POS						Thinning	Good
10	Pinus spp./Pine	12	12		Suppressed			POS						compacted soil; one sided	
11	Thuja spp./Arborvitae	14-14-12	23					POS						Lower dead branches; some browning	Good
12	Thuja spp./Arborvitae	16	16					POS						Compacted soil; dead lower branches; some browning and thinning	Fair to Poor
13	Thuja spp./Arborvitae	12-8	14			80	20	POS						Compacted soil; dead lower branches; some browning and thinning	Fair to Poor
14	Thuja spp./Arborvitae	8-8-4	12			80	20	POS						Lower dead branches; very thin at the bottom; browning and thinning; compacted soil	Fair to Poor
16	Thuja spp./Arborvitae	12-8-6-4	16			50	15	POS						One sided; some broken branches; compacted soil; browning and thinning	Poor
17	Thuja spp./Arborvitae	8-4-3	9		Suppressed	75	20	POS						Compacted soil; exposed roots	Fair to Poor
19	Thuja spp./Arborvitae	8-3-3	9			90	15	POS						One sided; some broken branches; compacted soil; browning and thinning	Fair
20	Acer spp./Maple	12	12					POS						Compacted soil; thinning canopy	Good
23	Pinus spp./Pine	12	12					POS						exposed roots; compacted soil	Good
24	Prunus spp./Cherry	14	14			70	25	POS						Compacted soil; exposed roots; dead damaged branches; dead at the top; one sided	Fair to Poor
25	Quercus spp./Oak	36	36					POS						Some dead broken branches	Good
26	Quercus spp./Oak	12-10	16					R						Compacted soil; some dead broken branches	Good
27	Carya spp./Hickory	16	16			90	40	R						Some dead broken branches; slightly leaning; slight trunk damage; major trunk decay	Very Poor
28	Carya spp./Hickory	24	24		Co-dominant			R						Two major stems; upper branch damage	Good
29	Carya spp./Hickory	12	12					R						Rot at base of root; slight browning; major upper branch rubbing; dead broken branches	Fair
30	Quercus spp./Oak	18	18					R						Leaning; vine covered; dead broken branches; some rot; unstable due to lateral branch bending 90 degree	Fair
32	Quercus spp./Oak	30	30			90	60	R						Lots of small dead broken branches; potential hazard; leaning	Poor
33	Quercus spp./Oak	20-18	27			70	70	R						Some vine cover; some major dead decaying branches; potential hazard	Poor
34	Quercus spp./Oak	16	16					R						Some vine cover; some rot; dead broken branches	Fair
35	Quercus spp./Oak	30	30					R						some vine cover; some dead broken branches	Good (See Note 1)
36	Quercus spp./Oak	24	24			70	30	R						Lot of vine cover; some dead broken branches; rot; wilt	Poor
37	Quercus spp./Oak	14	14					P						Lots of vine cover; some dead broken branches	Good (See Note 1)
38	Quercus spp./Oak	12	12					R						One sided; some vines; slight lean	Good
39	Acer spp./Maple	12-8	14			70	30	P						Lots of vine cover; dead broken branches; rot	Poor
40	Quercus spp./Oak	24	24					P						Vine covered; some minor branch damage	Good
41	Quercus spp./Oak	30	30					P						Some vine cover; one sided; slightly leaning	Good
42	Quercus spp./Oak	24	24			50	20	R						Leaning; girdling roots; dead broken branches	Good
43	Quercus spp./Oak	12	12					R						Top trunk and branches dead	Poor
44	Acer spp./Maple	12	12					POS						At edge of the bank; vine covered; upper branch damage	Good
45	Quercus spp./Oak	12	12			90	40	POS						At the edge of bank; leaning; potential hazard; upper branch at 90 degrees bend	Poor
46	Quercus spp./Oak	24-18	30					R						Vine covered; upper branch damage	Good
47	Dead	24	24					R						Dead	
51	Quercus spp./Oak	18	18			90	40	R						Vine covered; lower dead branches; leaning; potential hazard	
57	Fraxinus spp./Ash	12-10	15			70	25	R						At top of bank; leaning; exposed roots; some branch damage; potential hazard; some dead branches	Poor
57A	Dead	6-6-4	10					RWP						Dead	Off-site
58	Carya spp./Hickory	24	24					R						At top of bank; exposed roots; vine covered; some dead branches	Good
59	Acer spp./Maple	8-6	10			95	40	R						Some vine cover; girdling roots	Good
59A	Fraxinus spp./Ash	18	18			95	40	RWP						At top of Bank; undercut	Poor, Off-site
60	Acer spp./Maple	10-10-8-4-3	17					R						some vine cover; some upper branch damage	Good
61	Quercus spp./Oak	24	24			80	50	R						At edge of the bank; leaning; vine covered; exposed roots; upper branch damage; major trunk damage	Fair to poor
62	Quercus spp./Oak	22-14	26					RWP						At edge of the bank; undercut by the stream; vine covered; one stem dead and rotting; upper branch damage on other stem; potential hazard	Poor, Co-Owned
63	Acer spp./Maple	12	12			50	90	R						At top of bank; exposed roots; vine covered; leaning; few dead branches; not undercut	
64	Prunus spp./Cherry	10-10-8-3	17					R						Exposed roots; some dead broken branches; trunk decay; slightly leaning	Good
65	Quercus spp./Oak	20	20					P						Some dead broken branches; situated at top of bank	Good
66	Prunus spp./Cherry	8-4	9					R						Some vine cover; some rot	Fair
69	Pinus spp./Pine	12	12					P						Dead broken branches; one sided	Good
70	Thuja spp./Arborvitae	8-4	9		Suppressed	80	15	P						Dead broken branches; vine covered	Poor
71A	Dead	8-6-6	12					R						Dead	
78	Thuja spp./Arborvitae	8-6-4-4-3	12					POS						Thinning at bottom and some browning; vine covered; compacted soil	Fair

Note 1: Limits of clearing and grading to be re-evaluated in field at pre-construction meeting with UFMD to determine if limits can be adjusted to save additional critical root zone.

LEGEND:

- PC : POOR CONDITION. STATUS TO BE DETERMINED IN CONSULTATION WITH THE URBAN FOREST MANAGEMENT DIVISION (UFMD).
- TBD : POTENTIAL HAZARD OR TREE OF SPECIAL CONCERN. STATUS TO BE DETERMINED IN CONSULTATION WITH THE UFMD.
- P : PRESERVE
- R : REMOVE
- RSP : PRESERVE OFF-SITE
- POS : REMOVE WITH PERMISSION FROM THE UFMD AND/OR THE ADJACENT PROPERTY OWNER. TREE IS WITHIN UNDISTURBED AREA BUT CONDITIONS WARRANT ITS REMOVAL OR THE TREE IS OFF-SITE OR CO-OWNED AND CONDITIONS WARRANT ITS REMOVAL.
- 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 WITHIN THE UNDISTURBED AREA AND WITHIN 10 FEET OF THE LIMITS OF CLEARING AND GRADING WITHIN THE DISTURBED AREA HAVE BEEN LISTED.

BC Consultants
 Planners • Engineers • Surveyors • Landscape Architects
 12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
 (703)449-8108 (703)449-8108 (Fax)
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PROFFERED CONDITION AMENDMENT
 TREE INVENTORY AND CONDITIONS ANALYSIS
LEE LANDING PARK
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
ACCEPTANCE COMMENTS 10-01-14
REVISED 12-16-14
REVISED 2-20-15
REVISED 3-20-15
DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: NB
DATE: AUGUST, 2014
SCALE: HOR. 1"= 50'
VERT. NA
SHEET 8 OF 14
CO. NO.
CAD NAME: 14513TPP-INV
LAYOUT: TPP-INV
FILE NO. 14513.08

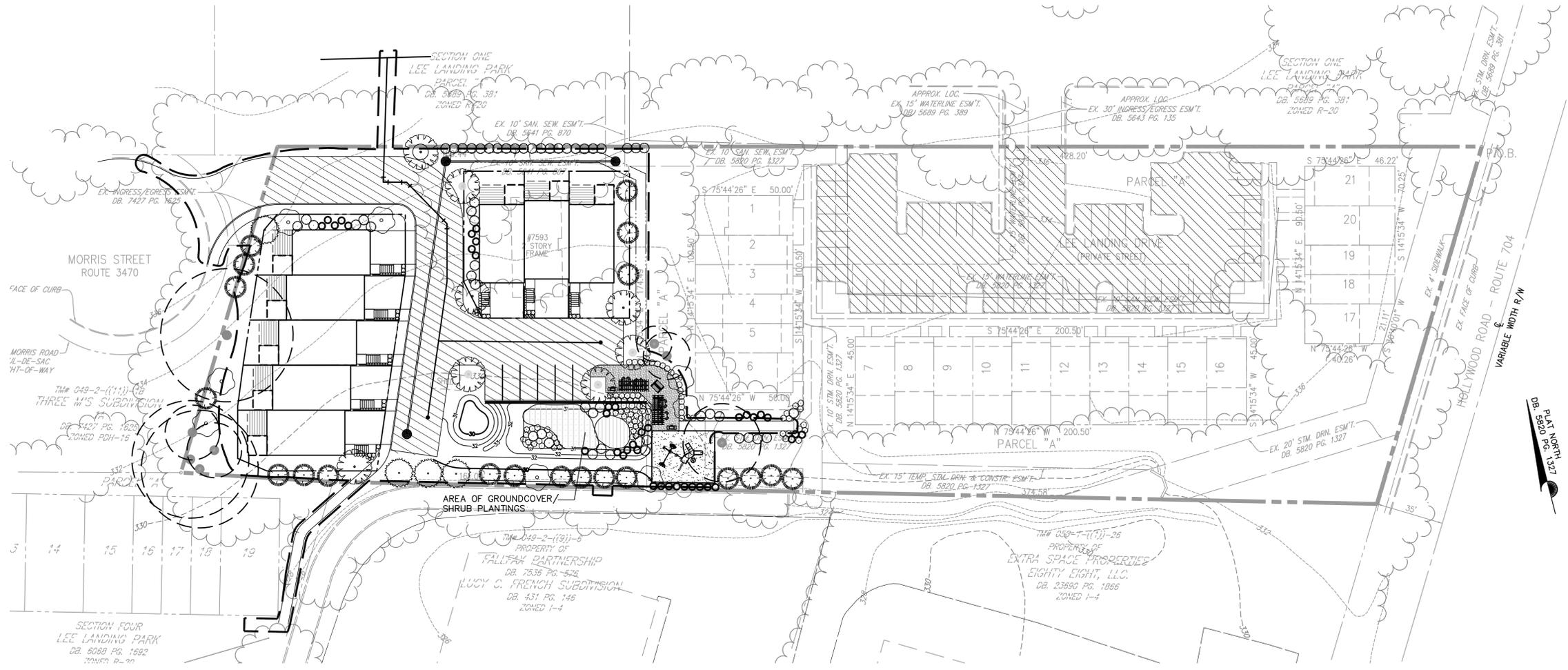
CERTIFIED ARBORIST

International Society of Arboriculture
CERTIFIED ARBORIST
 Peter Rinek
 Certificate Number: MA-4971A
 Expiration Date: Jun 30, 2015



PROFFERED CONDITION AMENDMENT
 LANDSCAPE PLAN
LEE LANDING PARK
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	ACCEPTANCE COMMENTS 10-01-14
	REVISED 12-16-14
	REVISED 2-20-15
	REVISED 3-20-15
REPORTING:	YUE WANG
	ANCHOR HOMES
	4124 WALNEY ROAD
	SUITE A
	CHANTILLY, VA 20151

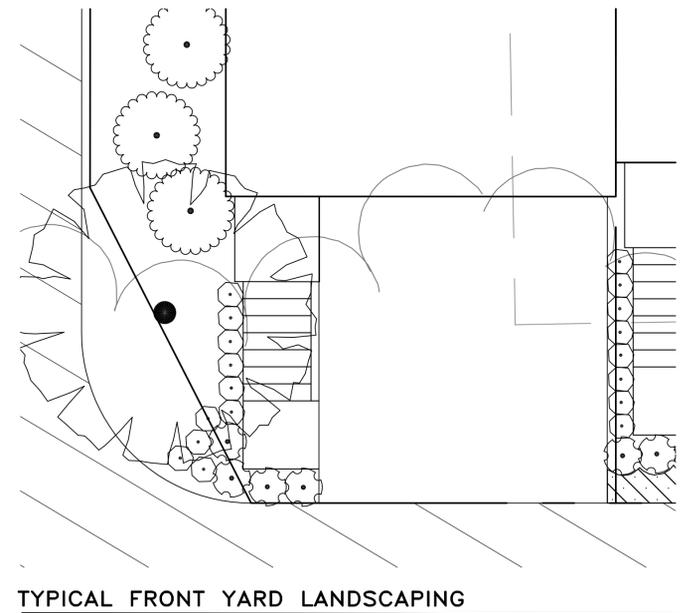


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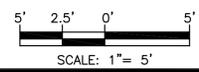
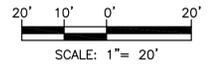
- LARGE DECIDUOUS TREE (INTERIOR PARKING TREES - CATEGORY IV)
- LARGE DECIDUOUS TREE (CATEGORY IV DECIDUOUS TREE)
- MEDIUM ORNAMENTAL TREE (CATEGORY II DECIDUOUS TREE)
- LARGE EVERGREEN TREE (CATEGORY III EVERGREEN TREE)
- SMALL EVERGREEN TREE (CATEGORY II EVERGREEN TREE)
- SHRUBS
- EXISTING TREE TO BE PRESERVED
- APPROXIMATE LIMITS OF CLEARING AND GRADING
- EXISTING TREELINE
- PROPOSED TREELINE
- INTERIOR PARKING (22,820 s.f.)

INTERIOR PARKING LOT CALCULATIONS

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS	
Total Parking Lot Area:	22,820 s.f.
Interior Parking Lot Landscaping Required (5% of Total Area):	1,141 s.f.
Total Trees Required (250 s.f. per tree):	5 Trees
Interior Parking Lot Landscaping Provided (250 s.f. per tree):	1,250 s.f. or 5 Trees



TYPICAL FRONT YARD LANDSCAPING



CERTIFIED ARBORIST

International Society of Arboriculture
CERTIFIED ARBORIST
 Peter Rinek
 Certificate Number: MA-4971A
 Expiration Date: Jun 30, 2015

**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
1. 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)

2. 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
3. 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)
a. **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 35 percent, of the total number of trees required to be planted on the site. (PFM 12-0515.1.1)
b. **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(2))
c. **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))
d. **Species Suitability** - Substituted species must be suited to the post-development conditions of the planting location for which it is intended. (PFM 12-0601.1E)
e. **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)
Wildlife Benefits, PFM 12-0510.4B(4)
Native Trees, PFM 12-0510.4B(5)

Planting Locations
4. 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 encourage 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:
a. **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 12.7. (PFM 12-0601.1B)
b. **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)
c. **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)
d. **Restrictive Barriers** - Trees shall be planted no closer than four feet from any restrictive barrier. (PFM 12-0510.4B(5))
e. **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 12-0510.4E(6))
f. **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 12-0515.6B)

Staking and Guying
5. 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
6. 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.

7. The party responsible for the placement of the performance bond and conservation deposit for the project shall act 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.

8. 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
9. 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.

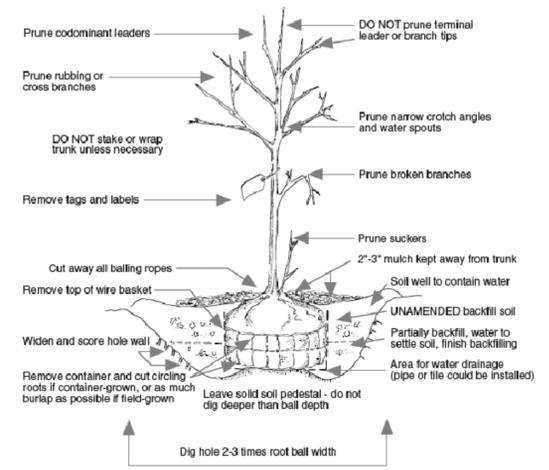
**TREE PRESERVATION TARGET AND STATEMENT
(10-YEAR TREE CANOPY CALCULATIONS) ***

TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT		Totals (x.1)
A1	Pre-development Area of Existing Tree Canopy	54,377
A2	Percentage of Gross Site Area Covered by Existing Tree Canopy (A1/B1)	50.1%
A3	Percentage of 10-year Tree Canopy Required for the Site (PDH-12 Zone)	15%
A4	Percentage of the 10-Year Tree Canopy Requirement That Should be Met Through Tree Preservation	50.1%
A5	Proposed Percentage of Canopy Requirement That Will be Met Through Tree Preservation (C10/B7)	83.6%
A6	Has the Tree Preservation Target Minimum Been Met?	Yes
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.	N/A
B. TREE CANOPY REQUIREMENT		
B1	Identify Gross Area	108,575
B2	Subtract Areas Dedicated to Parks, and Road Frontage	0
B3	Subtract Area of Exemption	0
B4	Adjusted Gross Site Area B1 - (B2-B3)	108,575
B5	Identify Site's Zoning and/or Use	PDH-12
B6	Percentage of 10-Year Tree Canopy Required	15%
B7	Area of 10 Year Tree Canopy Required (B4xB6)	16,286
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)	8,157
C2	Total Canopy Area Meeting Standards of §12-0200	1,003
C3	C2 x 1.25	1,254
C3.1	Total Canopy Area Meeting Standards of §12-0200 But Does Not Qualify for Bonus Multiplier	12,362
C3.2	C3.1 x 1.00	12,362
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	13,616
D. TREE PLANTING		
D1	Area of Canopy Required to be Met Through Tree Planting (B7-C10)	(5,459)
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	5,250
D17	Total Canopy Area Provided Through Tree Planting (Totals of D3, D5, D7, D9, D11, D13, D14.1, D15.1 and D16.1)	5,250
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)	13,616
E2	Total of Canopy Area Provided Through Tree Planting (D17)	5,250
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)	18,866

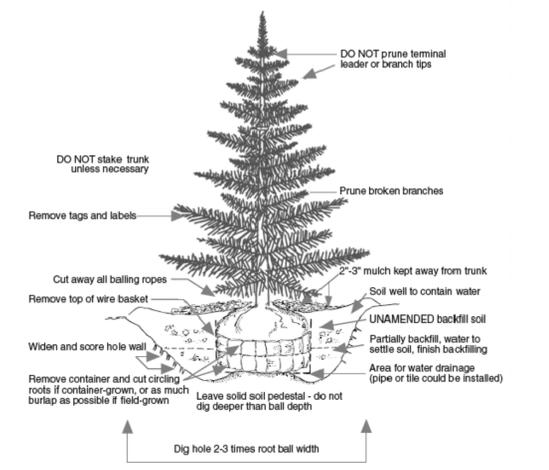
* THE AREAS USED FOR THE 10-YEAR TREE CANOPY CALCULATIONS ARE APPROXIMATE AND MAY CHANGE WITH FINAL ENGINEERING PROVIDED THAT THE MINIMUM 10-YEAR TREE CANOPY HAS BEEN PROVIDED.

**TRANSITIONAL SCREENING AND BARRIERS, INTERIOR PARKING
LOT LANDSCAPING AND PERIPHERAL PARKING LOT LANDSCAPING**

IN ACCORDANCE WITH THE PROVISIONS OF THE FAIRFAX COUNTY ZONING ORDINANCE ARTICLE 13, NO TRANSITIONAL SCREENING, BARRIERS OR INTERIOR PARKING LOT LANDSCAPING AND PERIPHERAL PARKING LOT LANDSCAPING ARE REQUIRED FOR ADJACENT USES TO THE SITE (SINGLE FAMILY DETACHED, MULTI-FAMILY AND RETAIL).



1 TREE PLANTING GUIDELINE
10 NOT TO SCALE



2 EVERGREEN PLANTING GUIDELINE
10 NOT TO SCALE

PLANT LIST

Tree Type	Qty	Category	Cal./Ht.	10-Year Tree Canopy Credit Per Tree (s.f.)	Subtotal 10-Year Tree Canopy Credit (s.f.)
Large Deciduous Tree (Interior Parking)	5	IV	3"	250	1,250
Large Deciduous Tree	3	IV	2"	200	600
Medium Ornamental (Deciduous) Tree	8	II	2"	100	800
Large Evergreen Tree	4	III	8"	150	600
Small Evergreen Tree	20	II	8"	100	2,000
Total	40			Total	5,250

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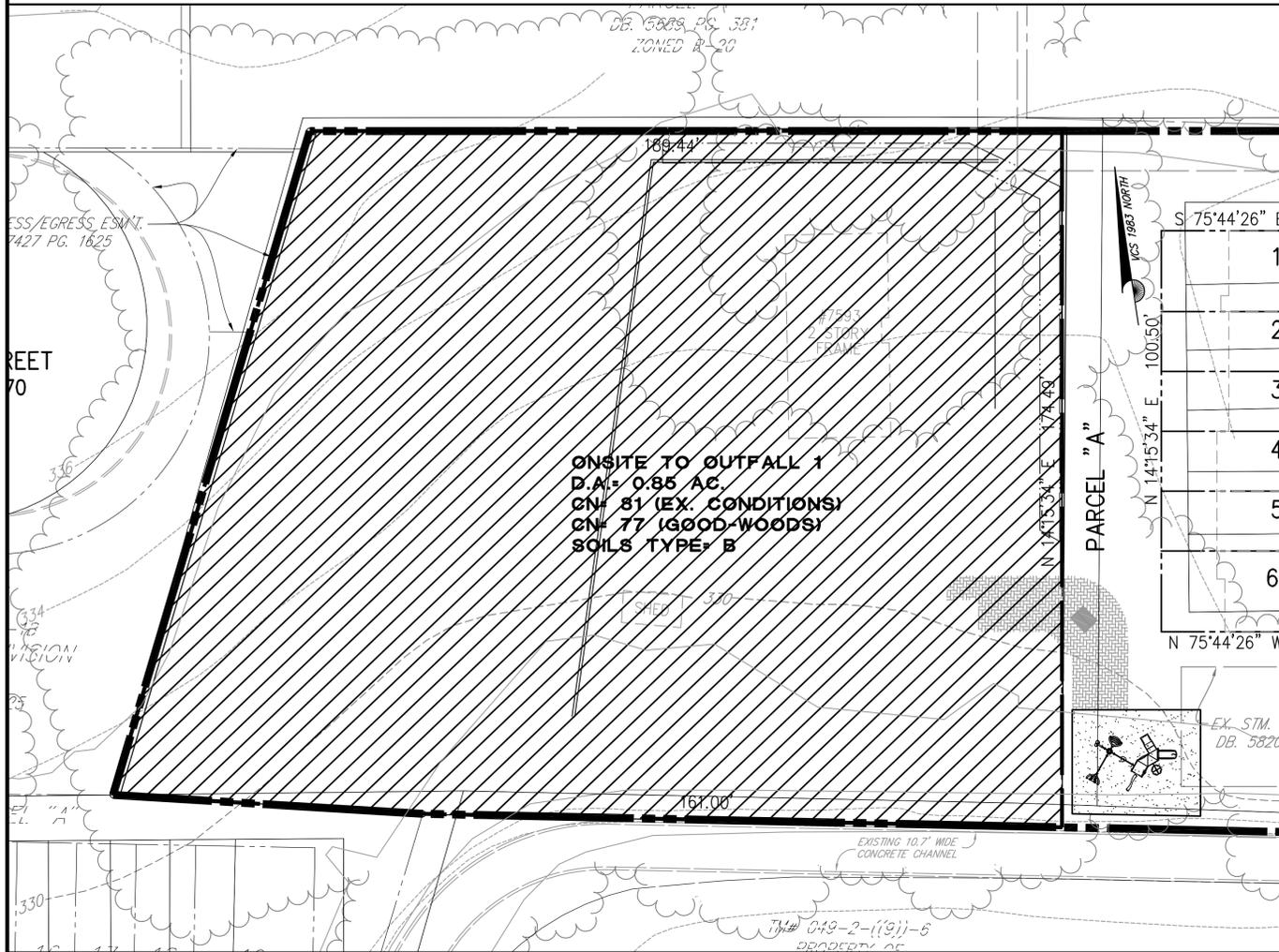
PROFFERED CONDITION AMENDMENT
LANDSCAPE DETAILS
LEE LANDING PARK
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	10-01-14
ACCEPTANCE COMMENTS	10-01-14
REVISED	12-16-14
REVISED	2-20-15
REVISED	3-20-15
DESIGNED BY:	PLR
DRAFTED BY:	CAD
CHECKED BY:	NB
DATE:	AUGUST, 2014
SCALE:	HOR. AS SHOWN VERT. NA
SHEET	10 OF 14
CO. NO.	
CAD NAME:	14513LSCDET
LAYOUT:	LSC DETAILS
FILE NO.	14513.08

CERTIFIED ARBORIST
International Society of Arboriculture
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Peter Rinek
Certificate Number: MA-4971A
Expiration Date: Jun 30, 2015

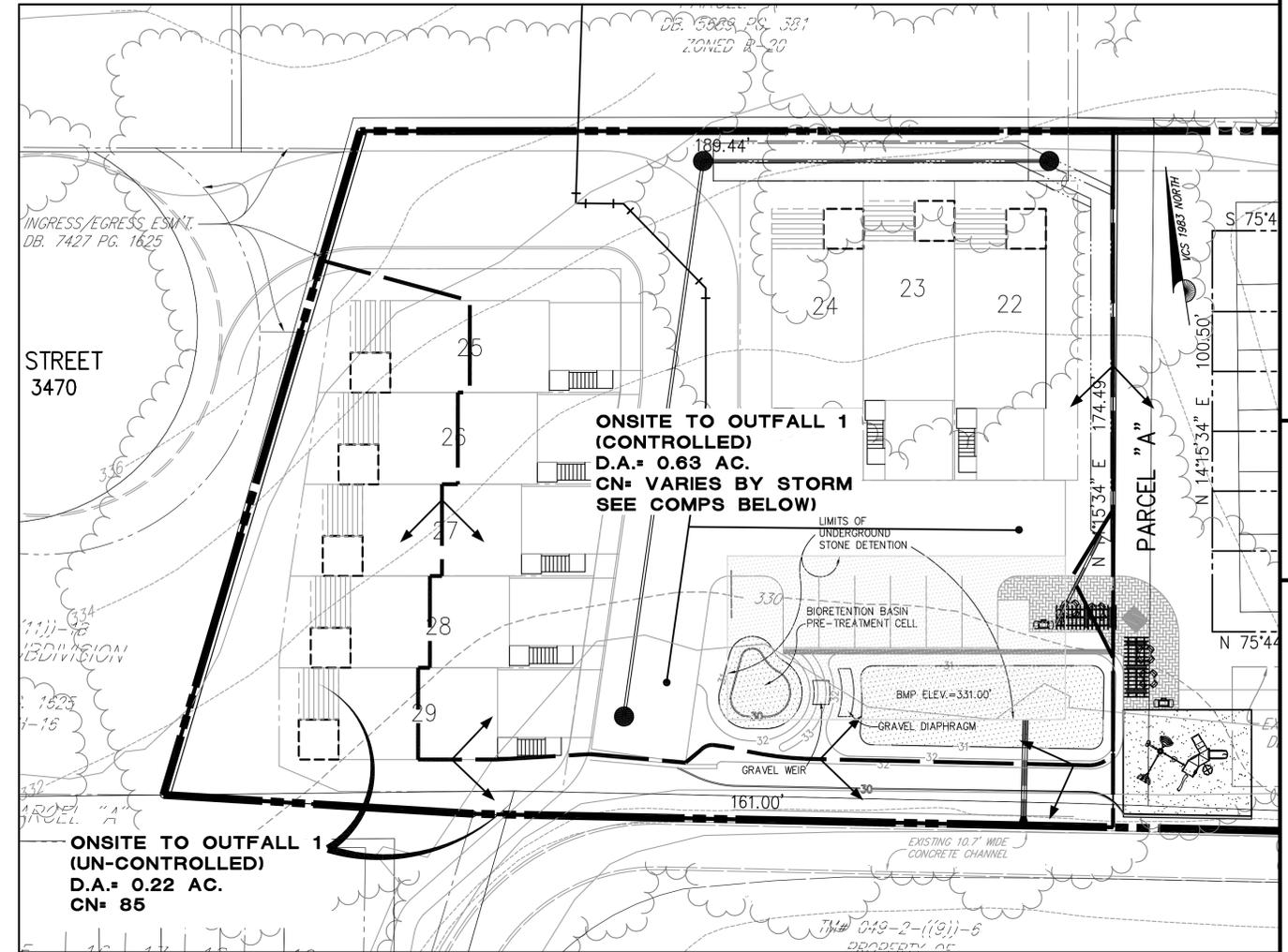
PRE-DEVELOPMENT DRAINAGE DIVIDES

SCALE: 1"=20'



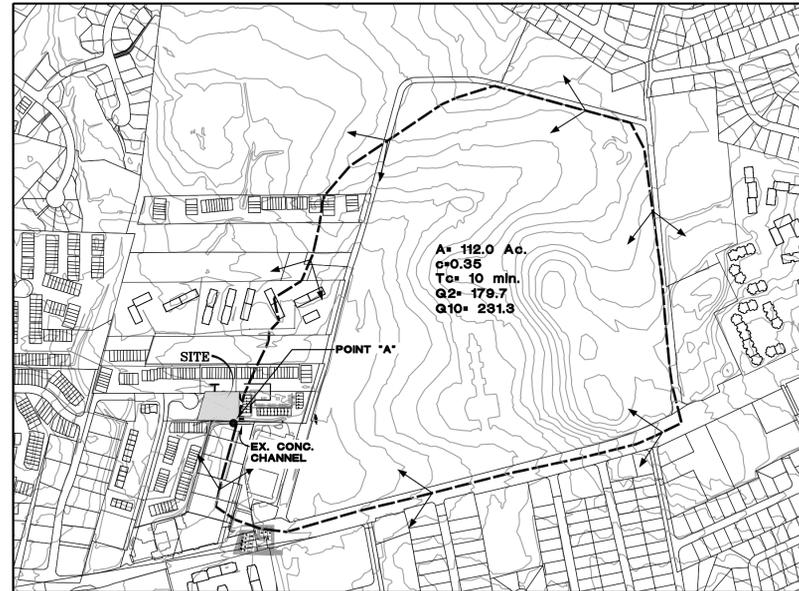
POST-DEVELOPMENT DRAINAGE DIVIDES

SCALE: 1"=20'



OFFSITE DRAINAGE MAP

SCALE: 1"=500'



STORMWATER MANAGEMENT NARRATIVE

PRE-DEVELOPMENT

THIS 0.85 ACRE SITE IS CURRENTLY A MOSTLY WOODED SINGLE-FAMILY LOT, ZONED PDH-12. THE ADJACENT PARCELS TO THE NORTH, EAST, AND WEST ARE TOWNHOME DEVELOPMENTS AND COMMERCIAL WAREHOUSE USE TO THE SOUTH. THE SITE HAS ONE (1) OUTFALL WHICH FLOWS OVERLAND TO AN EXISTING RECTANGULAR CONCRETE CHANNEL BORDERING THE SOUTH PROPERTY LINE. THE ENTIRE 0.85 ACRE PROPERTY FLOWS TO THIS CHANNEL AS SHEET-FLOW.

POST-DEVELOPMENT

THE PROPOSED CONDITIONS FOR THIS SITE IS FOR THE DEVELOPMENT OF 8 TOWNHOUSE UNITS. STORMWATER MANAGEMENT WILL BE PROVIDED BY AN UNDERGROUND STONE DETENTION CHAMBER BELOW THE PROPOSED BIO-RETENTION BASIN (RAINGARDEN). THE RAINGARDEN WILL COLLECT STORMWATER RUNOFF FROM OVERLAND FLOW TO THE FACILITY. THE RAINGARDEN WILL PROVIDE WATER QUALITY TREATMENT FOR THE FIRST 1-INCH OF RUNOFF ENTERING THE FACILITY. ADDITIONALLY, VERTICAL RISERS WILL BE LOCATED WITHIN THE RAINGARDEN TO BYPASS RUNOFF ABOVE THE WATER QUALITY VOLUME DOWN TO THE UNDERGROUND STONE DETENTION. APPROXIMATELY 0.61 ACRES OF ONSITE RUNOFF IS DETAINED IN THIS STORMWATER MANAGEMENT FACILITY.

THE UNDERGROUND STONE DETENTION FACILITY DETAINS THE 1-YEAR, 2-YEAR, AND 10-YEAR STORM EVENTS IN ACCORDANCE WITH FAIRFAX COUNTY CODE 124-4-4(b)(3)(b) TO MEET CHANNEL PROTECTION AND FLOOD PROTECTION REQUIREMENTS. SINCE SECTION 124-4-4 (b)(3)(b) METHODOLOGY HAS BEEN USED TO BRING THE SITE RUNOFF BELOW THAT OF GOOD FORESTED CONDITIONS FOR THE SITE, THE LIMITS OF ANALYSIS FOR CHANNEL PROTECTION DOWNSTREAM REVIEW CRITERIA IS LIMITED TO PROVIDING CROSS-SECTIONS TO SHOW A DEFINED CHANNEL. REFER TO SHEET 14 FOR CROSS-SECTIONS. FURTHER, THE FLOOD PROTECTION DOWNSTREAM REVIEW CRITERIA IS LIMITED TO PROVIDING CROSS-SECTIONS TO SHOW A DEFINED CHANNEL AND CHECKING FOR FLOODING OF EXISTING DOWNSTREAM STRUCTURES DURING A 100-YEAR STORM EVENT FOR THE EXTENT OF REVIEW. THE EXTENT OF REVIEW FOR THIS DEVELOPMENT IS THE POINT WHERE THE SITE'S CONTRIBUTING DRAINAGE AREA IS LESS THAN OR EQUAL TO 1% OF THE TOTAL WATERSHED DRAINAGE AREA. THIS OCCURS AT POINT "A" WHERE THE DETENTION FACILITY OUTFALLS INTO THE EXISTING CONCRETE CHANNEL. AT THIS POINT THE TOTAL DRAINAGE AREA IS APPROXIMATELY 112 ACRES (SITE AREA =0.85 ACRES OR 0.76%), SEE OFFSITE DRAINAGE MAP, THIS SHEET. THERE ARE NO STRUCTURES BETWEEN THE SITE AND THE EXISTING CONCRETE CHANNEL. THEREFORE, FLOOD PROTECTION LIMITS OF ANALYSIS ARE MET.

REFER TO ALLOWABLE RELEASE COMPUTATIONS AND STONE DETENTION ROUTINGS ON SHEET 14.

Target Rainfall Event (in)	1-year storm	2-year storm	10-year storm		
	2.70	3.20	5.20		
Drainage Area A					
Drainage Area (acres)	0.85				
Runoff Reduction Volume (cf)	1,518				
Drainage Area B					
Drainage Area (acres)	0.00				
Runoff Reduction Volume (cf)	0				
Drainage Area C					
Drainage Area (acres)	0.00				
Runoff Reduction Volume (cf)	0				
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) CN	0.00 30	0.00 55	0.00 70	0.00 77
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	Area (acres) CN	0.00 39	0.00 61	0.00 74	0.33 80
Impervious Cover	Area (acres) CN	0.00 98	0.00 98	0.00 98	0.52 98
				Weighted CN	S
				91	0.99
RV_{Developed} (in) with no Runoff Reduction	1-year storm	2-year storm	10-year storm		
	1.79	2.26	4.18		
RV_{Developed} (in) with Runoff Reduction	1.30	1.77	3.68		
Adjusted CN	84	85	86		

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PROFFERED CONDITION AMENDMENT
STORMWATER MANAGEMENT COMPUTATIONS
LEE LANDING PARK
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
 ACCEPTANCE COMMENTS 10-01-14
 REVISED 12-16-14
 REVISED 2-20-15
 REVISED 3-20-15

DESIGNED BY: PLR
 DRAFTED BY: CAD
 CHECKED BY: NB
 DATE: AUGUST, 2014
 SCALE: HOR. AS SHOWN
 VERT.

SHEET 13 OF 14

CO. NO.
 CAD NAME:14513-PCA-SWM
 LAYOUT: SWM
 FILE NO. 14513.08

APPROVED BY:
 YUE WANG
 ANCHOR HOMES
 4124 WALNEY ROAD
 SUITE A
 CHANTILLY, VA 20151

Subsection: Master Network Summary

Catchments Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ft ³)	Time to Peak (hours)	Peak Flow (ft ³ /s)
CM-1	Post-Development 1-YR	1	2,674.000	11.930	1.16
CM-1	Pre-Development 1-YR	1	2,417.000	11.930	1.00
CM-1	Pre-Development 2-YR	2	3,537.000	11.930	1.51
CM-1	Pre-Development 10-YR	10	7,520.000	11.920	3.26
Post-Dev 2-YR	Post-Development 2-YR	2	3,840.000	11.920	1.67
Post-Dev 10-YR	Post-Development 10-YR	10	7,453.000	11.920	3.18
1-YR UNDET	Post-Development 1-YR	1	985.000	11.920	0.43
2-YR UNDET	Post-Development 2-YR	2	1,341.000	11.920	0.58
10-YR UNDET	Post-Development 10-YR	10	2,525.000	11.920	1.08

GOOD FORESTED CONDITION
RELEASE RATES FOR SITE

PEAK INFLOW TO
RAINGARDEN/UNDERGROUND
DETENTION

UNDETAINED FLOWS
TO OUTFALL

Node Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ft ³)	Time to Peak (hours)	Peak Flow (ft ³ /s)
O-1	Post-Development 1-YR	1	3,561.000	12.010	0.79
O-1	Pre-Development 1-YR	1	2,417.000	11.930	1.00
O-1	Post-Development 2-YR	2	5,056.000	12.020	1.27
O-1	Pre-Development 2-YR	2	3,537.000	11.930	1.51
O-1	Post-Development 10-YR	10	9,810.000	12.020	2.90
O-1	Pre-Development 10-YR	10	7,520.000	11.920	3.26

Pond Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ft ³)	Time to Peak (hours)	Peak Flow (ft ³ /s)	Maximum Water Surface Elevation (ft)	Maximum Pond Storage (ft ³)
Raingarden (IN)	Post-Development 1-YR	1	2,674.000	11.930	1.16	(N/A)	(N/A)
Raingarden (OUT)	Post-Development 1-YR	1	2,576.000	12.070	0.47	325.13	874.000
Raingarden (IN)	Post-Development 2-YR	2	3,840.000	11.920	1.67	(N/A)	(N/A)
Raingarden (OUT)	Post-Development 2-YR	2	3,715.000	12.060	0.85	325.37	1,207.000
Raingarden (IN)	Post-Development 10-YR	10	7,453.000	11.920	3.18	(N/A)	(N/A)
Raingarden (OUT)	Post-Development 10-YR	10	7,285.000	12.040	2.11	325.96	2,035.000

POST-DEVELOPMENT RELEASE
RATES FROM STONE DETENTION

Requested Pond Water Surface Elevations

Minimum (Headwater)	324.50 ft
Increment (Headwater)	0.10 ft
Maximum (Headwater)	326.00 ft

Outlet Connectivity

Structure Type	Outlet ID	Direction	Outfall	E1 (ft)	E2 (ft)
Orifice-Circular	Orifice - 1	Forward	Culvert - 1	324.50	326.00
Orifice-Area	Orifice - 2	Forward	Culvert - 1	325.15	326.00
Rectangular Weir	Weir - 1	Forward	Culvert - 1	325.83	326.00
Culvert-Circular	Culvert - 1	Forward	TW	324.50	326.00
Tailwater Settings	Tailwater			(N/A)	(N/A)

Structure ID: Culvert - 1
Structure Type: Culvert-Circular

Number of Barrels	1
Diameter	18.00 in
Length	26.50 ft
Length (Computed Barrel)	26.50 ft
Slope (Computed)	0.019 ft/ft

Outlet Control Data

Manning's n	0.013
Ke	0.500
Kb	0.018
Kr	0.500
Convergence Tolerance	0.00 ft

Inlet Control Data

Equation Form	Form 1
K	0.0098
M	2.0000
C	0.0398
Y	0.6700
T1 ratio (HW/D)	1.151
T2 ratio (HW/D)	1.297
Slope Correction Factor	-0.500

Structure ID: Orifice - 1
Structure Type: Orifice-Circular

Number of Openings	1
Elevation	324.50 ft
Orifice Diameter	6.00 in
Orifice Coefficient	0.600

Structure ID: Weir - 1
Structure Type: Rectangular Weir

Number of Openings	1
Elevation	325.83 ft
Weir Length	4.00 ft
Weir Coefficient	3.00 (ft ^{0.5})/s

Structure ID: Orifice - 2
Structure Type: Orifice-Area

Number of Openings	1
Elevation	325.15 ft
Orifice Area	0.208 ft ²
Top Elevation	325.40 ft
Datum Elevation	325.28 ft
Orifice Coefficient	0.600

Structure ID: TW
Structure Type: TW Setup, DS Channel

Tailwater Type: Free Outfall

Convergence Tolerances

Maximum Iterations	50
Tailwater Tolerance (Minimum)	0.01 ft
Tailwater Tolerance (Maximum)	0.50 ft
Headwater Tolerance (Minimum)	0.01 ft
Headwater Tolerance (Maximum)	0.50 ft
Flow Tolerance (Minimum)	0.001 ft ³ /s
Flow Tolerance (Maximum)	10.000 ft ³ /s

ALLOWABLE RELEASE CALCULATION

SITE - GOOD WOODS CONDITION (D SOILS)

1-YR PEAK FLOW: 1.00 CFS
2-YR PEAK FLOW: 1.51 CFS
10-YR PEAK FLOW: 3.26 CFS

UNDETAINED SHEETFLOW TO OUTFALL

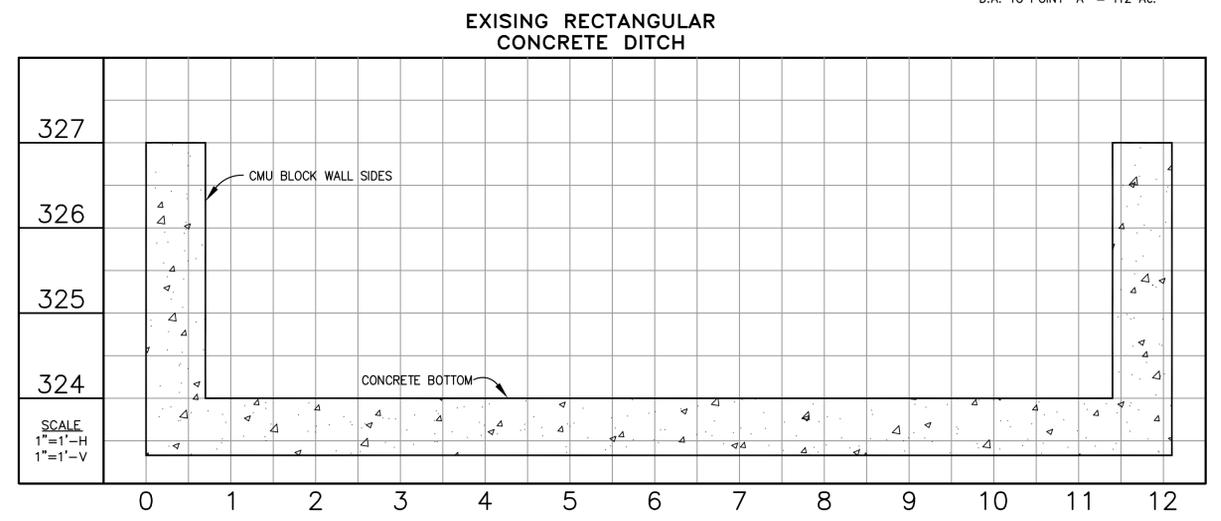
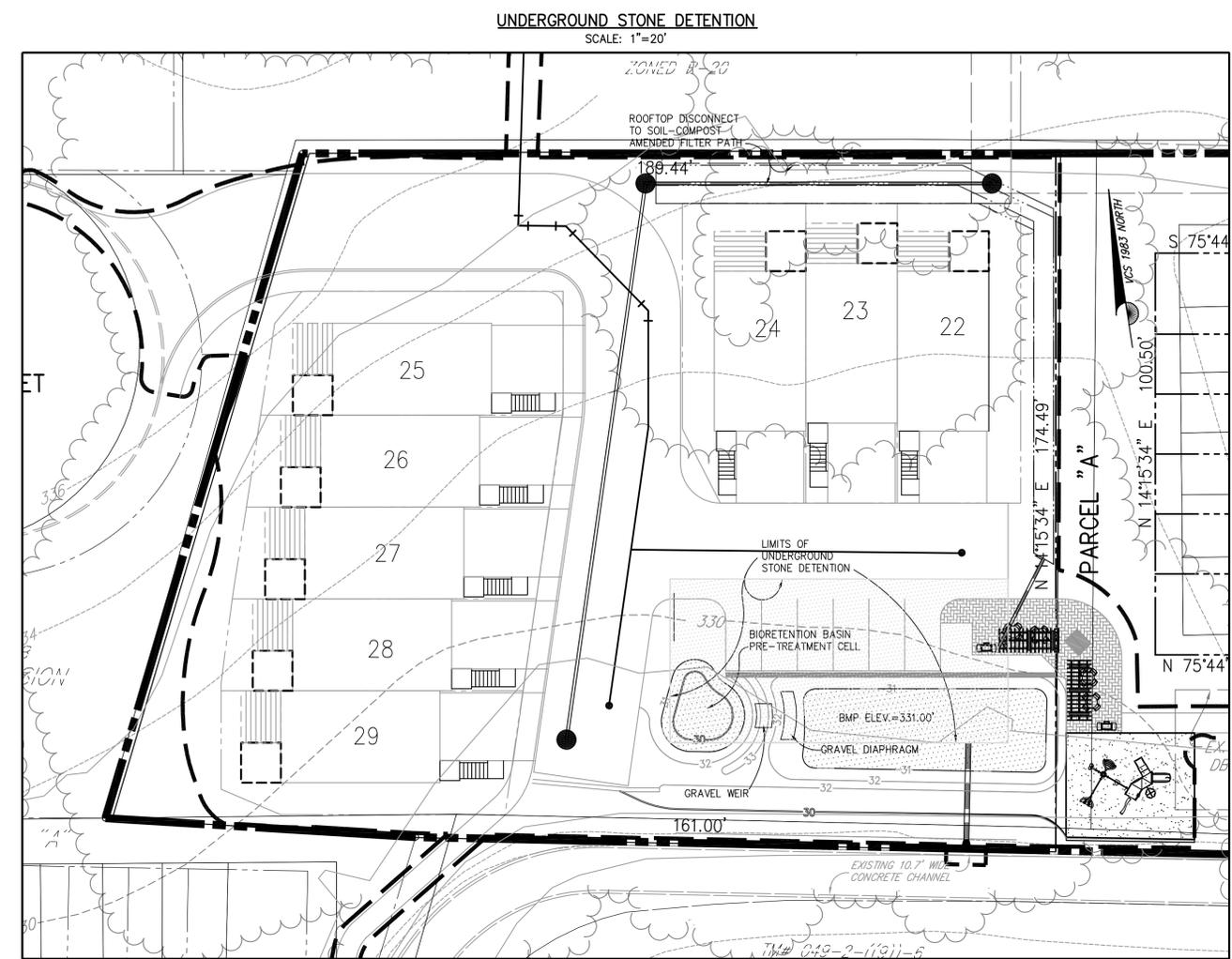
1-YR PEAK FLOW: 0.43 CFS
2-YR PEAK FLOW: 0.58 CFS
10-YR PEAK FLOW: 1.08 CFS

ALLOWABLE RELEASE FROM STONE DETENTION

1-YR PEAK: 1.00 - 0.43 = 0.57 CFS
2-YR PEAK FLOW: 1.51 - 0.58 = 0.93 CFS
10-YR PEAK FLOW: 3.26 - 1.08 = 2.18 CFS

ACTUAL RELEASE FROM STONE DETENTION

1-YR PEAK FLOW: ACTUAL RELEASE= 0.47 CFS ≤ 0.57 CFS
2-YR PEAK FLOW: ACTUAL RELEASE= 0.85 CFS ≤ 0.93 CFS
10-YR PEAK FLOW: ACTUAL RELEASE= 2.11 CFS ≤ 2.18 CFS



EX. CONCRETE CHANNEL
D.A. TO POINT "A" = 112 Ac.

BC Consultants
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www.bccoon.com

COMMONWEALTH OF VIRGINIA
LAND SURVEYOR
PETER L. RINEK
Lic. No. 388
3-20-15

PROFFERED CONDITION AMENDMENT
STORMWATER MANAGEMENT COMPUTATIONS
LEE LANDING PARK
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
ACCEPTANCE COMMENTS 10-01-14
REVISED 12-16-14
REVISED 2-20-15
REVISED 3-20-15

DESIGNED BY: PLR
DRAFTED BY: CAD
CHECKED BY: NB
DATE: AUGUST, 2014
SCALE: HOR. AS SHOWN
VERT. AS SHOWN

SHEET 14 OF 14

CO. NO.
CAD NAME: 14513-PCA-SWM
LAYOUT: SWM (2)
FILE NO. 14513.08

DESCRIPTION OF THE APPLICATION

The applicant, Yue Wang, requests approval of a Proffered Condition Amendment (PCA) and associated Final Development Plan Amendment (FDPA) to permit modifications to the site design and proffers previously approved with RZ 82-P-015 for the development of 29 single-family attached dwelling units on 2.49 acres of land in the Providence District. The application includes the 2.49 acres of land originally contained in RZ 82-P-015. However, the proposed changes are limited to Lot 22 (which is 36,853 square feet in size) and the existing tot lot. As 21 units were already constructed pursuant to RZ 82-P-015, eight new single-family attached units will be constructed on the site of Lot 22 (which contains a vacant single-family detached dwelling) for an overall proposed density of 11.64 dwelling units per acre (du/ac).

A reduced copy of the Conceptual Development Plan Amendment /Final Development Plan Amendment (CDPA/FDPA) is included at the front of this report. The proposed proffers, the Applicant's Affidavit and the Statement of Justification are contained in Appendices 1, 2 and 3, respectively. A copy of the previously approved proffers and CDP/FDP are contained in Appendix 4.

LOCATION AND CHARACTER

The 2.49 acre site is located on the southwest corner of the intersection of Hollywood Road and Lee Landing Drive, west of the Morris Street cul-de-sac. Currently, the eastern two-thirds of the site is developed with 21 two-story single-family attached dwellings and surface parking. A tot lot had been located between Lots 6 and 7 along the southern property line, but the space no longer contains any equipment. Trees are located along the periphery of the townhouse development. Access to the townhouses is provided via Lee Landing Drive. The western third of the site (Lot 22) contains an existing single-family detached dwelling, which is vacant. This house has fallen into a state of disrepair with vandalism and debris. Existing mature trees are located throughout Lot 22 that are in fair to good condition. Though the approved CDP/FDP indicated that access to the single-family detached dwelling would be provided via a driveway along Hollywood Road, the house has a driveway access off of Lee Landing Drive.

Surrounding Conditions			
	Existing Zoning:	Existing Use:	Plan Recommendation:
North:	R-20	Single-family Attached Units, Apartments	Residential (8-12 du/ac, 12-16 du/ac)
East:	R-1	National Memorial Park Cemetery	Public Facilities, Governmental and Institutional
South:	I-4, R-20	Shopping Center, Single-family Attached Units	Industrial, Residential (12-16 du/ac)
West	PDH-16, R-3	Single-family Attached Units, Single-family Detached Units	Residential (16-20 du/ac, 5-8 du/ac)



Figure 1: Aerial View of Site (Source: Fairfax County GIS)

BACKGROUND

On July 26, 1982, the Board of Supervisors approved RZ 82-P-015 in the name of A. R. Minchew, rezoning 2.57 acres from the R-3 District to the PDH-12 District subject to proffers. Under these proffers, “a maximum of 24 townhouse units and one single-family detached unit” were permitted for a total approved density of 9.73 du/ac. It should be noted that the permitted single-family detached dwelling was an existing dwelling located on Lot 22. Although 24 single-family attached units were approved, only 21 units were built. Copies of this approval are available with the Zoning Evaluation Division of the Department of Planning and Zoning as well as at the following link:
<http://ldsnet.fairfaxcounty.gov/ldsnet/ZAPSMMain.aspx?cde=RZ&seq=3001587>.

Variance 86-P-030 to permit a barn and other structures used for the keeping of livestock and SP 86-P-002 for a modification to the limits of the keeping of animals were both approved for Lot 22. Neither of these applications encumber the current proposal, as the existing single-family detached dwelling on Lot 22 is proposed to be removed with this application.

COMPREHENSIVE PLAN PROVISIONS

- Plan Area:** I
- Planning District:** Jefferson
- Planning Sector:** Shreve-West Community Planning Sector (J8)
- Plan Map:** Residential @ 8-12 du/ac
- Plan Text:**

In the Fairfax County Comprehensive Plan, 2013 Edition, Area I, Jefferson Planning District, Amended through 10-28-2014, S8 Shreve-West Community Planning Sector, Page 53, the Plan, as applied to the application area, states the following:

The Shreve-West 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.

CONCEPTUAL/FINAL DEVELOPMENT PLAN AMENDMENT ANALYSIS

Conceptual Development Plan Amendment /Final Development Plan Amendment (CDPA/FDPA) (Copy at front of report)

- Title of CDPA/FDPA:** Lee Landing Park
- Prepared By:** BC Consultants
- Original and Revision Dates:** October 1, 2014, revised through March 20, 2015

Description of CDPA/FDPA:

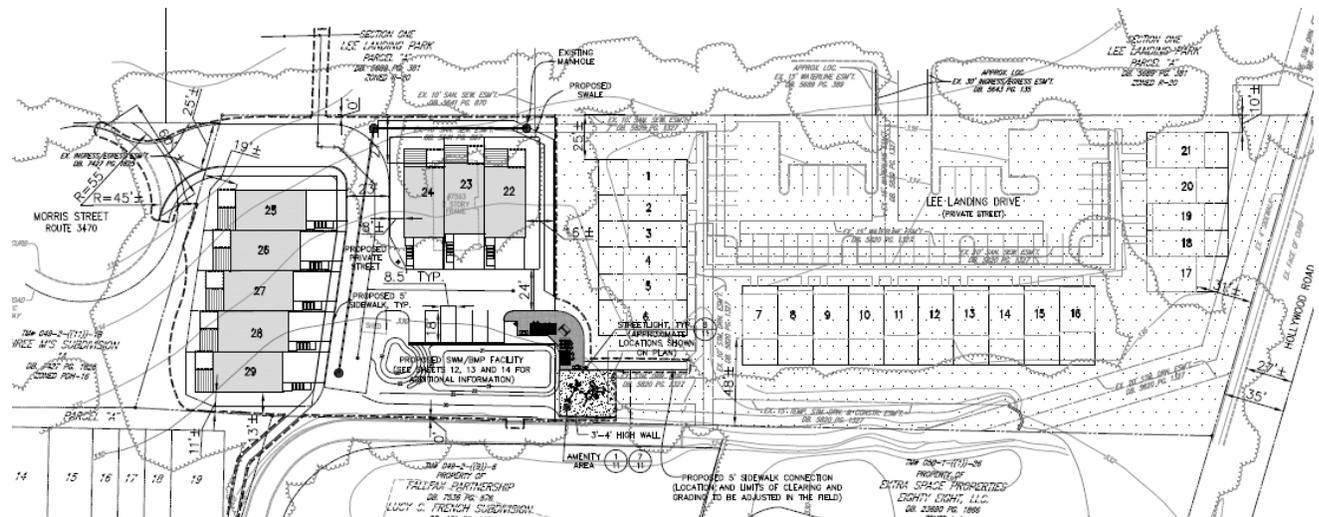




Figure 3: Proposed Layout – New Units

Proposed Layout

Under the applicant's proposed layout, only Lot 22 and the existing tot lot area between Lots 6 and 7 will change. No modifications are proposed to the remainder of the development. The applicant proposes to remove the existing single-family detached dwelling and associated outbuilding to construct eight single-family attached dwellings. Unlike the existing dwellings on Lots 1 through 21, the proposed dwellings will contain two-car garages.

Access to the development will be provided via the existing Morris Street cul-de-sac to the west of the application site. Morris Street can be accessed from the south via Mary Street or Emma Lee Street off of Lee Highway, or from the north via Lee Landing Court. Within the site, a private street will extend eastward from the Morris Street cul-de-sac and curve south. A second private street will intersect the first north-south private street and extend eastward. There will be no vehicular connection between the proposed units and the existing units; however, there will be a trail connection.

Five of the proposed new lots will be located west of the new north-south private street, and three new lots will be located north of the new east-west private street. The new dwellings, which will face into the development, will have a minimum 15-foot front yard setback and a 15-foot rear yard setback, and an 8-foot side yard setback for end units. A community

gathering area and tot lot are provided east of the guest parking and stormwater management facility, transitioning into the existing townhome area.

Vehicular and Pedestrian Circulation

As noted earlier, the CDPA/FDPA shows that the property will be accessed from the existing Morris Street cul-de-sac. An access easement exists at the terminus of the Morris Street cul-de-sac, allowing a new private street to extend eastward into the application site. The new 23-foot wide private street will immediately curve south and extend approximately 150 feet. The second, 24-foot wide private street will intersect the first street and extend approximately 95 feet to the east. A proposed 5-foot wide concrete sidewalk will run along the southern and western edges of the north-south private street in front of Lots 25 through 29 and will tie into the existing sidewalk along the southern edge of the Morris Street cul-de-sac. This sidewalk will also connect offsite to the residential development to the south (Section 4 of Lee Landing Park). In addition, a proposed 5-foot wide concrete sidewalk will connect the new community gathering area and tot lot to the existing townhome area to the east.

Parking

Six surface guest parking spaces will be provided within the new portion of the development. These spaces will be in addition to the two-car garages and two-car driveways which will be provided for the new units. There are 47 existing parking spaces in the existing townhome area. The parking tabulations on Sheet 2 of the CDPA/FDPA show that the proposal's total provided parking of 85 spaces for the overall site will exceed the Zoning Ordinance's required parking of 79 parking spaces (29 units X 2.7 parking spaces). A proffer is provided that requires the garages to be reserved for vehicle parking.

Landscape and Open Space

The proposal's 41.8 percent (1.04 acres) open space exceeds the minimum required 30 percent open space for the 2.49 acre site. Sheets 6 through 10 of the CDPA/FDPA show the proposed tree preservation plan and landscape design. The existing townhome area excluding Lot 22 yields 12,362 square feet of existing tree canopy area to be preserved, with an additional 1,003 square feet of post-development tree canopy area to be preserved in the southwest corner of Lot 22. The southern edge of the site will be planted with a combination of tree types to screen the site from the adjacent commercial uses to the south. There will also be additional tree plantings throughout the new townhome area, particularly along the edges for screening and aesthetic purposes.

Details for the community gathering area and tot lot are shown on Sheet 11 of the CDPA/FDPA. The community gathering area (Figure 4), located east of the guest parking and the stormwater management facility, will consist of a grill area with brick pavers, garden benches, and tables and chairs underneath two pergolas. An approximately 3-foot high retaining wall is proposed to separate the community gathering area from the stormwater management facility. The adjacent bio-retention raingarden will increase the

community gathering area's aesthetic appeal. Under the original rezoning, a tot lot has been provided south of the existing single-family attached dwellings and the proposed community gathering area, but the equipment has since been removed. This application proposes to replace the tot lot with a new play structure, enclosed on the southern edge by a maximum 4-foot high wall (Figure 4).

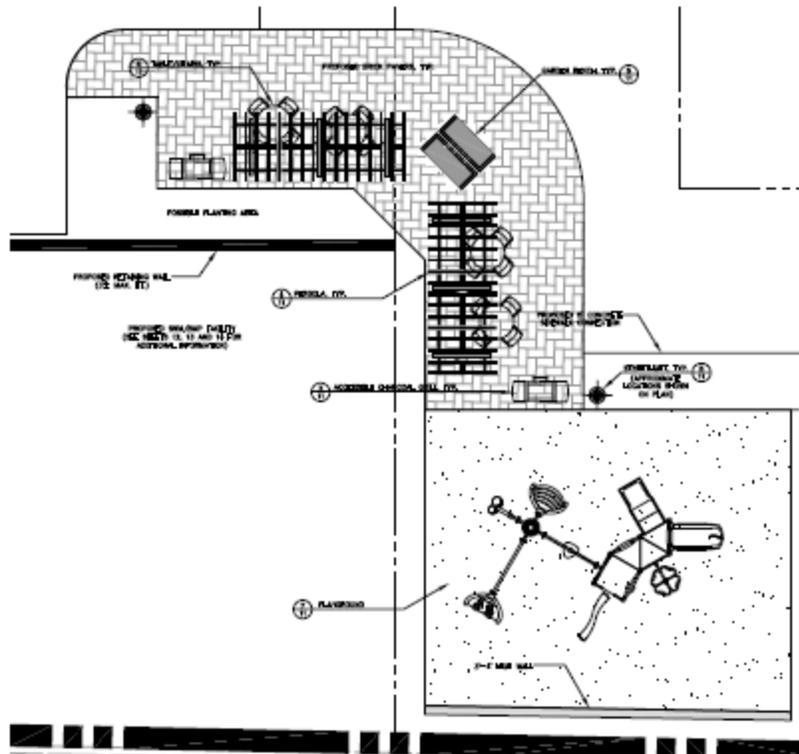


Figure 4: Community Gathering Area and Tot Lot

Stormwater Management

Since the applicant will be submitting a site plan only for the area with new development, stormwater management is only required for the new townhome area on what is currently Lot 22. The entire 0.85 acre area flows to an existing concrete channel bordering the southern property line as sheet-flow, which is the only outfall for the area. Best Management Practices (BMPs) will be accommodated by a bio-retention raingarden located south of the guest parking, and detention will be accommodated by an underground stone detention chamber below the bio-retention raingarden. The raingarden will collect stormwater runoff from overland flow to the facility and provide water quality treatment. The underground stone detention facility will detain the 1-year, 2-year and 10-year storm events.

Architecture

Sample architectural elevations have been provided on Sheet 3 of the CDPA/FDPA (Figure 5). The elevations depict 3-story, front-loaded single-family attached dwellings; the lower levels consist primarily of the garage, with two upper levels for the living areas. The building heights will be a maximum of 35 feet tall, and the lot typical shows that the units will be

approximately 23 feet wide and approximately 40 feet deep. The lot typical, contained on Sheet 3, also shows that units will have a rear deck with a possible rear addition. A proffer has been provided that requires that the design be generally consistent with the character and quality depicted in Figure 5. In support of energy conservation and green building techniques, the applicant will seek certification in accordance with the National Green Building Standard ENERGY STAR Qualified Homes path for each dwelling unit.

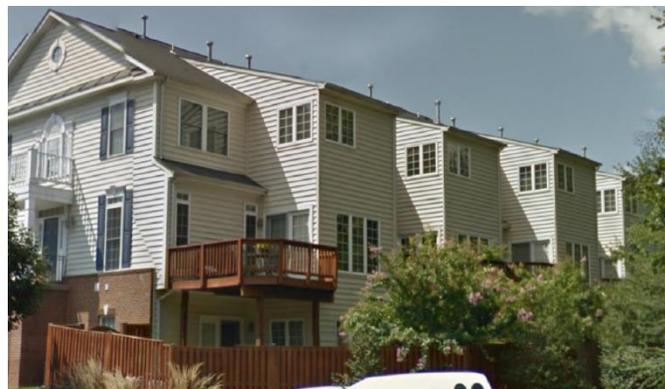


Figure 5: Architectural Design

STAFF ANALYSIS

Land Use

Residential Development Criteria (Appendix 5)

Fairfax County expects new residential development to enhance the community by fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on public facilities, being responsive to historic heritage, contributing to the provision of affordable housing, and being responsive to the unique, site specific considerations of the property. Accordingly, all rezoning requests for new residential development are evaluated based on the following eight criteria:

1. Site Design

The Site Design criterion requires that the development proposal address consolidation goals in the plan, further the integration of adjacent parcels, and not preclude adjacent parcels from developing in accordance with the Plan. In addition, the proposed development should provide useable, accessible and well-integrated open space, appropriate landscaping and other amenities.

The 2.49-acre application site includes 21 existing single-family attached dwellings and an existing single-family detached dwelling on Lot 22. However, aside from the proposed improvements to the existing community gathering area and tot lot, the new development

will be concentrated within Lot 22. As 24 single-family attached dwellings were originally approved on the application site, this proposal will only add an additional 5 units to that which was approved under the previous rezoning. The proposal's density of 11.64 du/ac falls within the Comprehensive Plan Map's recommended density range of 8-12 du/ac. In addition, the Comprehensive Plan states that infill development should be of a compatible use, type and intensity with the surrounding development. While the existing single-family attached dwellings onsite are modest two-level units, staff believes that the proposed 3-story single-family attached dwellings will blend into the surrounding area as depicted in the exhibits contained in the CDPA/FDPA. There are commercial uses directly to the south, and multi-family units to the west. In addition, existing vegetation adequately screens the proposed single-family attached dwellings from the existing single-family attached dwellings to the east, and from other existing single-family attached dwellings to the north. Additional plantings along the southern boundary line will screen the proposed single-family attached dwellings from the commercial uses to the south. With the provision of onsite amenities including a community gathering area and a tot lot, the applicant has sought to integrate the proposed units with the existing single-family attached dwellings. Staff finds that this criterion is satisfied.

2. Neighborhood Context

The Neighborhood Context Development Criterion requires the development proposal to fit into the fabric of the community as evidenced by an evaluation of the bulk/mass/orientation of proposed dwelling units, lot sizes, architectural elevations/materials, and changes to existing topography and vegetation in comparison to surrounding uses.

In staff's opinion, the proposal has addressed the surrounding neighborhood context. The application site is adequately screened from the adjacent communities by existing and proposed vegetation. With the proposed single-family attached dwellings facing interior to the private streets, the lot orientation is logical and mimics the orientation of the existing dwellings. The proposed lot sizes (2,005 square feet on average) are larger than those of the existing single-family attached dwellings on site (865 square feet on average). Staff notes that the proposed units reflect the current market with larger living spaces and desirable features, yielding a much larger unit in comparison to the adjacent townhome communities developed in the 1980s. However, with a mix of surrounding uses including a shopping center to the south and multifamily units to the west, staff believes that the proposed unit style and size fit within the fabric of the community.

3. Environment (Appendix 6)

This Criterion requires that developments respect the natural environment by conserving natural environmental resources, account for soil and topographic conditions and protect current and future residents from the impacts of noise and light. Developments should minimize off-site impacts from stormwater runoff and adverse water quality impacts.

Stormwater Management Analysis (Appendix 8)

A bio-retention raingarden will be used to meet water quality requirements. The raingarden will provide a total phosphorus removal of 1.04 lbs. per year, which exceeds the required 0.97 lbs. per year. An underground stone detention facility located below the bio-retention raingarden will provide detention for the 1-year, 2-year and 10-year storm events. The detention facility has been designed to bring the site runoff to below that of good forested conditions for the site. This criterion is met.

4. Tree Preservation & Tree Cover Requirements

Urban Forest Management Analysis (Appendix 9)

This Criterion states that all developments should be designed to take advantage of existing tree cover and developed appropriately to disturb as little existing tree cover as possible, including the extension of utility improvements to the site.

The 10-year tree canopy required for the site is 15 percent (16,286 square feet). While many trees will be removed on what currently exists as Lot 22, no trees will be removed on the remainder of the site. Furthermore, the applicant proposes to preserve many existing trees on Lot 22, particularly along the northern edge of Lot 22. These mature trees will continue to provide desired screening to the properties to the north. While the applicant is only required to provide 50.1 percent of the tree canopy requirement through tree preservation, the proposed development will provide 72.2 percent of the tree canopy requirement through tree preservation. In addition, the proposal exceeds the interior parking lot landscaping requirement of 1,141 square feet by 109 square feet, with 1,250 square feet of interior parking lot landscaping. There are no transitional screening or barrier requirements for the site, and no peripheral parking lot landscaping requirements for the site.

5. Transportation (Appendix 7)

Criterion 5 requires that development provide safe and adequate access to the surrounding road network, and that transit and pedestrian travel and interconnection of streets should be encouraged. In addition, alternative street designs may be appropriate where conditions merit.

The proposed development will be accessed from the Morris Street cul-de-sac, with two new private streets within the development. The design of these private streets will provide two turnaround options for emergency vehicle access. The proposal exceeds the parking requirement with two parking spaces in the garage and two parking spaces in the driveway for all new units, as well as six guest parking spaces. A 5-foot wide concrete sidewalk will be located along the front of Lots 25-29, and will connect to the existing Morris Street cul-de-sac and to the residential development to the south. Another 5-foot wide concrete sidewalk will connect the new single-family attached dwellings and the community gathering area and tot lot to the existing single-family attached dwellings to the east. Overall, staff believes that safe and adequate vehicle and pedestrian circulation is provided.

6. Public Facilities (Appendices 10 -13)

Criterion 6 states that residential developments should offset their impacts upon public facility systems (i.e. schools, parks, libraries, police, fire and rescue, stormwater management and other publicly owned community facilities). Impacts may be offset by the dedication of land, construction of public facilities, contribution of in-kind goods, services or cash earmarked for those uses, and/or monetary contributions to be used toward funding capital improvement projects.

In addition to the onsite recreational amenities, the applicant has proffered to provide a monetary contribution for public schools and recreational facilities. As stated earlier, the applicant has proposed BMPs and other stormwater measures that, subject to DPWES approval, will provide a tangible benefit to the proposed residents. Overall, staff believes this criterion is adequately addressed. Specific public facilities issues are discussed below.

Park Authority Analysis (Appendix 10)

The Park Authority has requested the required contribution of \$1,800 per non-ADU unit for open space and recreational features in the PDH district (per Sec. 6-110 and 16-404 of the Zoning Ordinance). The applicant will provide the onsite tot lot and sitting area in lieu of this onsite P-District contribution, which the Park Authority has agreed to. If it is determined that the proposed amenities do not have sufficient value to achieve the \$1,800 per dwelling unit, the applicant will contribute funds in the amount needed to make up the difference.

Fairfax County Public Schools (FCPS) Analysis (Appendix 11)

The proposed development would be served by Timber Lane Elementary School, Longfellow Middle School and McLean High School. The total number of new students generated by the development is anticipated to be two students (one elementary and one high school). The applicant has proffered to provide the \$21,650 for capital improvements to Fairfax County schools in conformance with FCPS guidelines.

Sanitary Sewer Analysis (Appendix 12)

The property is located within the Cameron Run watershed, which will be sewered into the Alexandria Sanitation Authority Treatment Plant. An existing 8-inch line exists on the property and is adequate for the proposed use.

Water Service Analysis (Appendix 13)

Water service for the property will be provided from an existing 8-inch main located in Lee Landing Drive. Additional water main extensions may be necessary to satisfy the fire flow requirements and accommodate water quality concerns.

7. Affordable Housing

This Criterion states that 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 Fairfax County. This Criterion may be satisfied by the construction of units, dedication of land, or by a contribution to the Housing Trust Fund.

As the applicant's proposal falls below the 50-unit minimum, the Affordable Dwelling Unit ordinance is not applicable. A proffer has been proposed that will provide a contribution to the housing trust fund in an amount equal to one-half of one percent of the value of all of the units approved at the time of site plan in accordance with Board of Supervisors' policy. This criterion has been met.

8. Heritage Resources

This Criterion requires that developments address potential impacts on historical and/or archaeological resources through research, protection, preservation, or recordation.

As the site has already been developed with residential uses, there are no concerns of historical or archaeological resources being present on site.

ZONING ORDINANCE PROVISIONS (Appendix 14)

Planned Development District Standards

All rezoning proposals in a planned district must comply with the Zoning Ordinance provisions found in Article 6, Planned Development District Regulations and Article 16, Development Plans.

Article 6

Section 6-101 Purpose and Intent

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

The proposed development will revitalize the application site, which consists of 21 single-family attached dwellings and a dilapidated single-family detached dwelling. Given the state of the single-family detached dwelling, its removal is a major improvement for the site. However, this 0.85 acre area proposed for new development has limited potential due to its small size. Regardless, the proposal exceeds the open space requirement, and provides quality active and passive recreation areas. In staff's opinion, the proposal strikes a balance between providing new units with modern amenities and larger living areas without jeopardizing the character of the surrounding neighborhood. Staff believes that the proposed layout achieves this goal through its provision of adequate screening, logical lot orientation and well integrated community amenities. While the new units are much larger than the existing townhomes on site, staff believes that these new units will contribute to a mix of

housing types on site and in the general community. In addition, the applicant has proffered to contribute to the Housing Trust Fund. Therefore, staff finds that the application meets the purpose and intent of the PDH District.

Section 6-107, -109, and -110 Lot Size Requirements, Maximum Density, and Open Space

Section 6-107 states that a minimum of two acres is required for approval of a PDH District. Section 6-109 states that the maximum density for the PDH-12 District is 12 dwelling units per acre (du/ac). Par. 1 of Section 6-110 requires a minimum of 30% of the gross area as open space in the PDH-12 District. Par. 2 of Section 6-110 requires that recreational amenities be provided in the amount of \$1,800/du.

The area of this PCA application is 2.49 acres, which meets the minimum district size requirement. The applicant proposes a density of 11.64 du/ac. The proposed density falls within the density range recommended by the Comprehensive Plan, as well as below the maximum density permitted on the site per Sect. 6-109 of the Zoning Ordinance (12 du/ac). The applicant proposes to retain 41.8 percent of the site as open space, which exceeds the requirement by 11.8 percent. The applicant is proposing an improved community gathering area and tot lot in lieu of the required monetary contribution per unit for recreation to be provided on site, but is also proffering to pay the remaining difference should the value of the onsite amenities be considered insufficient. It is staff's opinion that this standard has been satisfied.

Article 16

Section 16-101 General Standards

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

The Comprehensive Plan recommends the subject site for residential use at a density of 8-12 du/ac. The proposal for 29 single-family attached dwellings (including 21 existing units and eight new units) at a density of 11.64 du/ac. as depicted on the CDPA/FDPA is below the allowable density and is in conformance with the Comprehensive Plan with respect to land use type, character and intensity and is generally consistent with surrounding development. Staff finds this standard is satisfied.

General Standard 2 states that the planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.

The subject site is currently zoned PDH-12. Staff believes that even with the proposed changes, the development continues to satisfy this standard. It is staff's opinion that the CDPA/FDPA provides a functional layout with common open space as intended in the PDH District more so than would a development proposal under a conventional district. While townhome units at a similar density could be permitted under a conventional zoning district, there is no requirement for community open space. Also, the larger yard requirements in a conventional district would further reduce the ability to provide communal amenities or provide effective stormwater facilities. In exchange for the relaxation of these bulk standards, the Zoning Ordinance calls for an innovative project that provides a high quality residential environment with well-designed public spaces, attractive architectural design and high quality building materials. It is staff's opinion that these elements have been provided as evidenced by the open space areas and walking paths, stormwater management features, and commitment to green building certified homes.

General Standard 3 states that the planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.

The CDPA/FDPA preserves 41.8 percent of the site as open space while still providing for 29 single-family attached dwellings at a density of 11.64 du/ac. Based on the shape and size of the property, the arrangement of the lots and private streets is logical. The site contains many mature trees, and while the applicant is proposing to remove trees, many of these mature trees will be preserved. Along with the preserved trees, additional plantings will increase the buffer of the new development from adjacent homes. It is staff's opinion that this standard has been met.

General Standard 4 states that the planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted Comprehensive Plan.

The subject site is immediately surrounded by a cemetery and residential and commercial development. The proposal will replace a derelict single-family house with modern single-family attached dwellings, providing a mix of townhome types on site. With the proposed screening, it is staff's opinion that the proposal does not present an immediate conflict or negative effect on the use, value, or future development of any of the surrounding properties.

General Standard 5 states that the planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently developed.

Adequate public facilities and utility services are available including sewer service and stormwater management, subject to final review by DPWES at the time of site plan approval. This standard is satisfied.

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

The site layout includes internal pedestrian connections to all parts of the development. Sidewalks are provided within the development and connect to existing sidewalks on Morris Street and to the existing single-family attached dwellings to the east and south. Vehicle access is provided via the Morris Street cul-de-sac. It is staff's opinion that this standard is met.

Section 16-102 Design Standards

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

The R-12 District bulk regulations require that single-family dwellings maintain a front yard setback of 5 feet, a side yard setback of 10 feet, and a rear yard setback of 20 feet. The proposed development incorporates minimum front yard setbacks of 15 feet, minimum side yard setbacks of 8 feet, and minimum rear yard setbacks of 15 feet. However, the rear yards of the new proposed dwelling units will not be directly adjacent to any other existing buildings or structures. The closest distance between any proposed and existing dwelling will be 11 feet where the side yard of proposed Lot 29 will abut Lee Landing Section Four. There are no transitional screening or barrier requirements for the site, but existing vegetation, additional plantings and a wall along the southern edge of the tot lot will help screen the new proposed development from adjacent properties.

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

The application exceeds the open space and parking requirements that would typically be required for a conventional district. Any entry signage will conform to the provisions in Article 12. This standard has been met.

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

Access to the application site extends from an existing public cul-de-sac street with a radius of 45 feet. The internal private street layout will provide two options for emergency vehicles to turn around. The street layout has been deemed acceptable by Fairfax County Department of

Transportation (FCDOT), Virginia Department of Transportation (VDOT), and the Fire Marshal. Adequate sidewalks are provided within the development and will connect to the open space areas and to adjacent properties. Overall, staff finds the vehicular and pedestrian circulation network depicted on the CDPA/FDPA acceptable; this standard has been met.

Section 7-600 Highway Corridor Overlay District

Residential uses are not regulated within the Highway Corridor Overlay District.

CONCLUSION AND RECOMMENDATIONS

Conclusion

This proposal seeks to add eight new single-family attached dwelling units to a site that already contains 21 single-family attached units and one single-family detached unit. The infill project will replace the abandoned single-family detached dwelling and provide tangible benefits to the existing and new residents, including active and passive amenity areas, increased stormwater management, and interparcel connections. Staff finds the proposed PCA and concurrent CDPA/FDPA to be in conformance with the Comprehensive Plan and all applicable provisions of the Zoning Ordinance.

Staff Recommendations

Staff recommends approval of PCA 82-P-015 subject to the execution of proffers consistent with those found in Appendix 1 of this report.

Staff recommends approval of FDPA 82-P-015.

It should be noted that it is not the intent of staff to recommend that the Board or Planning Commission, in adopting any development conditions or conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. Draft Proffers
2. Affidavit
3. Statement of Justification
4. Approved Proffers and CDP/FDP for RZ 82-P-015
5. Residential Development Criteria
6. Environmental Analysis
7. Transportation (FCDOT and VDOT) Analysis
8. Stormwater Management Analysis
9. Urban Forest Management Analysis

10. Park Authority Analysis
11. Fairfax County Public Schools
12. Sanitary Sewer Analysis
13. Water Service Analysis
14. Zoning Ordinance Provisions
15. Glossary

Anchor Homes, L.L.C.
PCA 82-P-015

March 30, 2015

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Section 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owner and Applicant, for themselves and their successors and/or assigns (hereinafter collectively referred to as the "Applicant"), hereby proffer that the development of the parcel under consideration and shown on the Fairfax County 2013 tax maps as Tax Map 050-1 ((22)) Parcel A, Lots 1-22 (the "Property") shall be in accordance with the following conditions if, and only if, PCA application PCA 82-P-015 (this "Proffer Condition Amendment") is granted.

Development Plan. Development of the Property shall be in substantial conformance with the Proffer Condition Amendment("PCA") prepared by The BC Consultants, dated August, 2014, as amended through 3 -20-2015 A maximum of 8 dwelling units shall be constructed on the Property with 22 already built and one to be removed.

1. **Minor Modifications.** Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the PCA may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the CDP/FDP without requiring approval of an amended PCA provided such changes are in substantial conformance with the PCA as determined by the Zoning Administrator and do not increase the total number of dwelling units or decrease the setbacks from the peripheries or landscaping.
2. **Advanced Density Credit.** Advanced density credit shall be reserved as may be permitted by the provisions of Paragraph 5 of Section 2-308 of the Fairfax County Zoning Ordinance for all eligible dedications described herein, or as may be required by Fairfax County or VDOT at time of site plan approval.
3. **Landscape Plan.** A conceptual landscape plan for the Property illustrating the plantings and other features to be provided is shown on Sheets 8 of the PCA. As part of the first and all subsequent site plan submission, the Applicant shall submit to the Urban Forest Management Division ("UFMD") of the Department of Public Works and Environmental Services ("DPWES") for review and approval a detailed landscape and tree cover plan which shall be generally consistent with the quality and quantity of plantings and materials shown on the CDP/FDP. The landscape plan shall be designed to ensure adequate planting space for all trees based on the requirements in the Public Facilities Manual. Adjustments to the type and location of vegetation and the design of landscaped areas and streetscape improvements/plantings shall be permitted as approved by UFMD.

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 12.19) 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."

4. **Tree Preservation.** 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 to be preserved, as well as all on and off-site trees, living or dead with trunks 12 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet on the outside and 10 feet on the inside to either side of the limits 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 clearing and grading shown on the PCA/FDPA 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.”

Tree Appraisal. “The Applicant shall retain a Certified Arborist or Registered Consulting Arborist with experience in plant appraisal, to determine the replacement value of all trees 12 inches in diameter or greater located on the Application 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 Plan 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 cash bond or a letter of credit 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 50% of the replacement value of the Bonded Trees. At any time prior to final bond release for the improvements on the Application 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 Application 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.”

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 Registered Consulting Arborist shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying 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.”

Limits of Clearing and Grading. “The Applicant shall conform strictly to the limits of clearing and grading as shown on the PCA/FDPA, subject to allowances specified in these proffered 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 PCA/FDPA, 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 areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.”

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” development condition below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a Certified Arborist or Registered Consulting 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 the UFMD, DPWES.”

Root Pruning. “The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development 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:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.

- Root pruning shall be conducted with the supervision of a certified arborist.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.”

Demolition of Existing Structures. “The demolition of all existing features and structures within areas protected by the limits of clearing and grading areas shown on the PCA/FDPA shall be done by hand without heavy equipment and conducted in a manner that does not impact individual trees and/or groups of trees that are to be preserved as reviewed and approved by the UFMD, DPWES.”

Site Monitoring. “During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as conditioned 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 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.”

5. **Architectural Design.** The building elevations shown on Sheet 3 of the PCA are provided to illustrate the architectural theme and design intent of the residential dwellings. The architectural design of the proposed dwellings shall generally conform to the character and quality of these illustrative elevations, but the Applicant reserves the right to modify these elevations and add architectural ornamentation based on final architectural design. The exterior materials will be a combination of brick/stone and cement siding or high quality vinyl siding. Side facades of the end units shall be a proportional quality to the front facades. No vinyl or wood siding shall be used on the building facades. Homeowners can build decks, bay windows, patios and other appurtenances in accordance with Section 2-412 of the Fairfax County Zoning Ordinance.
6. **Universal Design.** Dwelling units shall be designed and constructed with a selection of Universal Design features and options as determined by the Applicant which may include, but not be limited to, seat in master bath shower where possible, emphasis on lighting in stairs and entrances, lever door handles, slip resistant flooring, optional hand-held shower heads at tubs and showers, optional front loading washers and dryers and rocker light switches.
7. **Green Building.** Any new dwelling unit constructed shall provide certification in accordance with the National Green Building Standard (NGBS) using the ENERGY STAR(version 3.0) Qualified Homes path for energy performance, as demonstrated through documentation submitted to the Environment and Development review Branch of the DPZ and from a home energy rater certifies through the Home Innovation Research Labs that demonstrates that each dwelling unit has attained the certification prior to the issuance of the Residential Use Permit (“RUP”) for each dwelling.

8. **Stormwater Management.** Subject to review and approval by DPWES, stormwater management and Best Management Practice ("BMP") measures for the Property shall be provided in stone detention facility with rain garden as shown or the equivalent. Maintenance of the stormwater facilities shall be the responsibility of the Applicant and the successor homeowner's association. Prior to site plan approval, the Applicant shall execute an agreement with the County in a form satisfactory to the County Attorney (the "SWM Agreement") providing for the perpetual maintenance of all of the elements of the stormwater management facilities. The SWM Agreement shall require the Applicant and the successor homeowner's association to contract with one or more maintenance/management companies to perform regular routine maintenance of the stormwater facilities and to provide a maintenance report every five years to the Fairfax County Maintenance and Stormwater Management Division of DPWES. The maintenance responsibilities under the SWM Agreement shall be disclosed to future purchasers prior to entering into a contract for sale and specified in the homeowner's association documents. 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.
 - A.
9. **Housing Trust Fund.** Prior to the issuance of the first building permit, the Applicant shall contribute to the Fairfax County Housing Trust Fund ("HTF") the sum equal to one-half percent (1/2%) of the value of all of the units approved at the time of site plan on the Property. The percentage shall be based on 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. The projected sales price shall be proposed by the Applicant in consultation with the Fairfax County Department of Housing and Community Development ("HCD") and shall be approved by HCD.
10. **Existing HOA Contribution.** The applicant shall contribute to the existing HOA the following: a lump sum of \$5,000 at subdivision plan approval, \$3,000/Lot approved issued at building permit, and \$500/House sold within two weeks after settlement. This money can be used as seed money for the maintenance of the private roads and or the stormwater management facility. The new units will petition to join the existing HOA.
11. **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.
12. **Use of Garages.** A covenant shall be recorded which provides that garages shall only be used for a purpose that will not interfere with the intended purpose of garages (e.g., parking of vehicles). This shall not preclude the use of garages as sales offices in the model homes during marketing of the development, with the understanding the sales offices will be converted back to garages upon sale of the models. The covenant 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 Fairfax County Board of Supervisors. Purchasers shall be advised in writing of the use restriction prior to entering into contract of sale.

13. **Driveways.** All driveways shall be a minimum of Eighteen feet (18') in length as measured outward from the face of the garage door to the face of curb.
14. **Adjustments in Contribution Amounts.** For all proffers specifying contribution amounts with the exception of Proffer 12 related to the Housing Trust Fund, the contribution shall adjust on a yearly basis from the base year of 2014 and change effective each January 1 thereafter, based on changes in the Consumer Price Index for all urban consumers (not seasonally adjusted) ("CPI-U"), both as permitted by Virginia State Code.
15. **Parks and Recreation.** Pursuant to Section 6-409 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall provide a playground structure as shown on the CDP/FDP. It will be a fitness inspired playsystem for children that provides a wide range of development benefits that serves the Application Property. Per Section 6-409, recreational facilities such as recreational trails, walking paths, excluding any trails required by the Comprehensive Plan, and similar features may be used to fulfill this requirement. At the time of subdivision plan review, the Applicant shall demonstrate that the value of any proposed recreational amenities is equivalent to a minimum of \$1,800 per unit. In the event it is demonstrated that the proposed facilities do not have sufficient value, the Applicant shall contribute funds in the amount needed to achieve the overall proffered amount of \$1,800 per unit to the Fairfax County Park Authority ("FCPA") for off-site recreational facilities intended to serve the future residents, as determined by FCPA in consultation with the Supervisor for the Providence District. A proposed Children's playground is proposed with sitting area that will exceed this contribution as shown on the drawings.
16. **School Contribution.** A contribution of $(2 \text{ students} \times \$10,825) = \$21,650$ shall be made to the Board of Supervisors for transfer to Fairfax County Public Schools (FCPS). The contribution shall be made at the time of, or prior to, issuance of the first Building Permit for the approved single family detached units. Following approval of this Application and prior to the Applicant's payment of the amount set forth in this Proffer, if Fairfax County should increase the contribution per student, the Applicant shall increase the amount of the contribution for that phase of development to reflect the then-current contribution. In addition, 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.
17. **Severability.** Any of these buildings within the Property may be subject to Proffered Condition Amendments and Final Development Plan Amendments without joinder or consent of the property owners of the other buildings.
18. **Successors and Assigns.** These proffers will bind and inure to the benefit of the Applicant and his/her successors and assigns.

19. **Counterparts.** These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one in the same instrument.

APPLICANT/OWNERS OF
TAX MAP 050-1-((22))-Parcel A, Lots 1-22

[SIGNATURES BEGIN ON NEXT PAGE]

1. 7635 LEE LANDING DR FALLS CHURCH VA 22043
OWNER: TAX MAP 050-1-((22))- LOT 1
Owner Name: SHENG SIEN HU & YU HUA LIU
Mailing Address : 7635 LEE LANDING DR FALLS CHURCH VA 22043

2. 7633 LEE LANDING DR FALLS CHURCH VA 22043
OWNER: TAX MAP 050-1-((22))- LOT 2
Owner Name: DONALD E HERRITY, GLORIA D HERRITY
Mailing Address : 7633 LEE LANDING DR FALLS CHURCH VA 22043

3. 7631 LEE LANDING DR FALLS CHURCH VA 22043
OWNER: TAX MAP 050-1-((22))- LOT 3
Owner Name : SOMSRI KETARRONRAT
Mailing Address : 2819 LIBERTY AVE FALLS CHURCH VA 22042 2214

4. 7629 LEE LANDING DR FALLS CHURCH VA 22043
OWNER: TAX MAP 050-1-((22))- LOT 4
Owner Name : NESTOR R SOL, MARTA A VENTURA a/k/a MARTA A. SOL
Mailing Address : 7629 LEE LANDING DR FALLS CHURCH VA 22043

5. 7627 LEE LANDING DR FALLS CHURCH VA 22043
OWNER: TAX MAP 050-1-((22))- LOT 5
Owner Name : HIEU T NGUYEN
Mailing Address : 4208 ROSE THICKETT LN FAIRFAX VA 22030 5566

6. 7625 LEE LANDING DR FALLS CHURCH VA 22043
OWNER: TAX MAP 050-1-((22))- LOT 6
Owner Name: SANJIT PURI & SUNITA PURI
Mailing Address: 108 PEARL ST HERNDON VA 20170 5167

7. 7623 LEE LANDING DR FALLS CHURCH VA 22043
OWNER: TAX MAP 050-1-((22))- LOT 7
Owners Name: NELSON GEOVANNI RAMIREZ & OSCAR A RAMIREZ GARCIA
Mailing Address: 7623 LEE LANDING DR FALLS CHURCH VA 22043

8. 7621 LEE LANDING DR FALLS CHURCH VA 22043
OWNER: TAX MAP 050-1-((22))- LOT 8
Owner Name: ARLENE D GALANG
Mailing Address: 7621 LEE LANDING DR FALLS CHURCH VA 22043

9. 7619 LEE LANDING DR FALLS CHURCH VA 22043
OWNER: TAX MAP 050-1-((22))- LOT 9
Owner Name: DAISY MCNEIL SPIRIDOPOULOS
Mailing Address: 7619 LEE LANDING DR FALLS CHURCH VA 22043

10. 7617 LEE LANDING DR FALLS CHURCH VA 22043
OWNER: TAX MAP 050-1-((22))- LOT 10
Owner Name: AZADEH PAJOUHESH
Mailing Address: 5129 ARRIT CT BURKE VA 22015 1502

11. 7615 LEE LANDING DR FALLS CHURCH VA 22043
OWNER: TAX MAP 050-1-((22))- LOT 11
Owner Name: PUTRUS YOUSIF AL JAZRAWI, MARY BAYTHON
Mailing Address: 7615 LEE LANDING DR FALLS CHURCH VA 22043

12. 7613 LEE LANDING DR FALLS CHURCH VA 22043
OWNER: TAX MAP 050-1-((22))- LOT 12
Owner Name: HUNG C HOANG & HAI T. LE
Mailing Address: 7613 LEE LANDING DR FALLS CHURCH VA 22043

13. 7611 LEE LANDING DR FALLS CHURCH VA 22043
OWNER: TAX MAP 050-1-((22))- LOT 13
Owner Name: BEVERLY J BROWN A/K/A BEVERLEY J. BROWN
Mailing Address: 7611 LEE LANDING DR FALLS CHURCH VA 22043
-
14. 7609 LEE LANDING DR FALLS CHURCH VA 22043
OWNER: TAX MAP 050-1-((22))- LOT 14
Owners Name: THUY HAI VU & HONG THU THI VU
Mailing Address: 7609 LEE LANDING DR FALLS CHURCH VA 22043
-
15. 7607 LEE LANDING DR FALLS CHURCH VA 22043
OWNER: TAX MAP 050-1-((22))- LOT 15
Owner Name: KARINA SANDOVAL & JOSE LUIS NUNEZ-RUIZ
Mailing Address: 7607 LEE LANDING DR FALLS CHURCH VA 22043
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16. 7605 LEE LANDING DR FALLS CHURCH VA 22043
OWNER: TAX MAP 050-1-((22))- LOT 16
Owner Name : ROGERIO C ROCHA, MARIA H ROCHA
Mailing Address : 7605 LEE LANDING DR FALLS CHURCH VA 22043
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17. 7603 LEE LANDING DR FALLS CHURCH VA 22043
OWNER: TAX MAP 050-1-((22))- LOT 17
Owner Name : MAE FRANCES WILLIAMS & BARBARA STOKES
Mailing Address : 2216 W 29TH ST LOS ANGELES CA 90018
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18. 7601 LEE LANDING DR FALLS CHURCH VA 22043
OWNER: TAX MAP 050-1-((22))- LOT 18
Owner Name : SUSANA S SANDOVAL
Mailing Address : 2947 ROSEMARY LN FALLS CHURCH VA 22042 1857
-

19. 7599 LEE LANDING DR FALLS CHURCH VA 22043
OWNER: TAX MAP 050-1-((22))- LOT 19
Owner Name : JASON A ROBBINS & CYNTHIA A JOHNSON
Mailing Address :
47387 Darkhollow Falls Terrace Sterling, Va 20165
-
20. 7597 LEE LANDING DR FALLS CHURCH VA 22043
OWNER: TAX MAP 050-1-((22))- LOT 20
Owner Name : KEBIN WEN & CINDY CHAO PENG
Mailing Address : 7597 LEE LANDING DR FALLS CHURCH VA 22043
-
21. 7595 LEE LANDING DR FALLS CHURCH VA 22043
OWNER: TAX MAP 050-1-((22))- LOT 21
Owner Name : JOANNA ECCLES
Mailing Address : 7595 LEE LANDING DR FALLS CHURCH VA 22043
-
22. 7593 LEE LANDING DR FALLS CHURCH VA 22403
OWNER: TAX MAP 050-1-((22))- LOT 22
Applicant/Owner Name: Anchor Homes, LLC.
Mailing Address: 4124 WALNEY ROAD, SUITE A, CHANTILLY VA 20151
-
23. 7603A LEES LANDING PARK, FALLS CHURCH VA 22403
OWNER TAX MAP 050-1-((22))-PARCEL A
Owner name: LEE LANDING PARK HOMEOWNERS ASSOCIATION
-

[SIGNATURES END]

REZONING AFFIDAVIT

DATE: March 13th, 2015 ^{Y.W.}
 (enter date affidavit is notarized)

I, Yue Wang (Anchor Homes) also known of record as Mike Wang, do hereby state that I am an
 (enter name of applicant or authorized agent)

127355

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

in Application No.(s): CDPA/FDPA/PCA 82-P-015
 (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)
\ Anchor Homes, LLC Agents: \ Yue Wang, Member/Manager (also know of record as Mike Wang) Yufeng Zhao, Member/Manager	4124 Walney Road Suite A Chantilly, VA 20151-2937	Applicant/Owner of Tax Map 050-1((22))-lot 22 who granted DPOA Attorney-in-fact for title owners (see Par 1(a) continued) Agent who granted DPOA
\ BC Consultants, Inc. Agents: Peter L. Rinek Dennis D. Dixon	12600 Fair Lakes Circle Suite 100 Fairfax, VA 22033	Engineers/Agent

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

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Rezoning Attachment to Par. 1(a)DATE: March 12, 2015
(enter date affidavit is notarized)for Application No. (s): CDPA/FDPA/PCA 82-P-015
(enter County-assigned application number (s))

127355

(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)
Lee Landing Park Homeowners Association Inc. Agent: Timothy Bielawa, President.	PO Box 2172, Merrifield, VA 22116 3020 Hamaker Cr, Ste 300, Fairfax, VA 22031	Owner Tax Map: 050-1-((22))-Parcel A
Sheng Sien Hu & Yu Hua Liu	7635 Lee Landing Drive Falls Church, VA 22043	Owner Tax Map: 050-1-((22))-Lot 1
Donald E. & Gloria D. Herrity	7633 Lee Landing Drive Falls Church, VA 22043	Owner Tax Map: 050-1-((22))-Lot 2
Somsri Ketarronrat	7631 Lee Landing Drive Falls Church, VA 22043	Owner Tax Map: 050-1-((22))- Lot 3
Nestor R. Sol & Marta A. Ventura a/k/a Marta A. Sol	7629 Lee Landing Drive Falls Church, VA 22043	Owner Tax Map: 050-1-((22))- Lot 4
Hieu Thanh Nguyen	4208 Rose Thickett Lane Fairfax, VA 22030-5566	Owner Tax Map: 050-1-((22))- Lot 5
Sanjit Puri & Sunita Puri	108 Pearl Street Herndon, VA 20170-5167	Owner Tax Map: 050-1-((22))- Lot 6
Nelson Geovanni Ramirez & Oscar A. Ramirez Garcia	7623 Lee Landing Drive Falls Church, VA 22043	Owner Tax Map: 050-1-((22))- Lot 7
Arlene D. Galang	7621 Lee Landing Drive Falls Church, VA 22043	Owner Tax Map: 050-1-((22))- Lot 8
Daisy McNeil Spiridopoulos & Charles T. Spiridopoulos, Jr.	7619 Lee Landing Drive Falls Church, VA 22043	Owner Tax Map: 050-1-((22))- Lot 9
Azadeh Pajouhesh	7617 Lee Landing Drive Falls Church, VA 22043	Owner Tax Map: 050-1-((22))- Lot 10
Putrus Yousif Al-Jazrawi & Mary Baython	7615 Lee Landing Drive Falls Church, VA 22043	Owner Tax Map: 050-1-((22))- Lot 11
Hung C. Hoang & Hai T. Le	7613 Lee Landing Drive Falls Church, VA 22043	Owner Tax Map: 050-1-((22))- Lot 12

(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 Attachment to Par. 1(a)DATE: March 12, 2015
(enter date affidavit is notarized)127355for Application No. (s): PCA 82-P-015
(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)
Beverly J. Brown a/k/a Beverley J. Brown	7611 Lee Landing Drive Falls Church, VA 22043	Owner Tax Map: 050-1-((22))-Lot 13
Thuy Hai Vu & Hong Thu Thi Vu	7609 Lee Landing Drive Falls Church, VA 22043	Owner Tax Map: 050-1-((22))-Lot 14
Karina Sandoval & Jose Luis Nunez-Ruiz	7607 Lee Landing Drive Falls Church, VA 22043	Owner Tax Map: 050-1-((22))-Lot 15
Rogelio C. & Maria H. Rocha	7605 Lee Landing Drive Falls Church, VA 22043	Owner Tax Map: 050-1-((22))-Lot 16
Mae Frances Williams & Barbara Stokes	2216 W. 29th Street Los Angeles, CA 90018	Owner Tax Map: 050-1-((22))-Lot 17
Susana Scarlet Sandoval	2947 Rosemary Lane Falls Church, VA 22042-1857	Owner Tax Map: 050-1-((22))-Lot 18
Jason A Robbins & Cynthia A. Johnson	47387 Darkhollow Falls Terrace Sterling, VA 20165	Owner Tax Map: 050-1-((22))-Lot 19
Kebin Wen & Cindy Chao Peng	7597 Lee Landing Drive Falls Church, VA 22043	Owner Tax Map: 050-1-((22))-Lot 20
Joanna Eccles	7595 Lee Landing Drive Falls Church, VA 22043	Owner Tax Map: 050-1-((22))-Lot 21

(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 Attachment to Par. 1(a)DATE: March 12, 2015
(enter date affidavit is notarized)

127355

for Application No. (s): CDPA/FDPA/PCA 82-P-015
(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)
Sheng Sien Hu & Yu Hua Liu	7611 Lee Landing Drive Falls Church, VA 22043	"Yue Wang" Attorney in fact for Tax Map: 050-1-((22))-Lot 1
Donald E. & Gloria D. Herrity	7635 Lee Landing Drive Falls Church, VA 22043	"Yue Wang" Attorney in fact for Tax Map: 050-1-((22))-Lot 2
Somsri Ketarronrat	7633 Lee Landing Drive Falls Church, VA 22043	"Yue Wang" Attorney in fact for Tax Map: 050-1-((22))- Lot 3
Nestor R. Sol & Marta A. Ventura a/k/a Marta A. Sol	7631 Lee Landing Drive Falls Church, VA 22043	"Yue Wang" Attorney in fact for Tax Map: 050-1-((22))- Lot 4
Hieu Thanh Nguyen	7629 Lee Landing Drive Falls Church, VA 22043	"Yue Wang" Attorney in fact for Tax Map: 050-1-((22))- Lot 5
Nelson Geovanni Ramirez & Oscar A. Ramirez Garcia	4208 Rose Thickett Lane Fairfax, VA 22030-5566	"Yue Wang" Attorney in fact for Tax Map: 050-1-((22))- Lot 7
Arlene D. Galang	7623 Lee Landing Drive Falls Church, VA 22043	"Yue Wang" Attorney in fact for Tax Map: 050-1-((22))- Lot 8
Daisy McNeil Spiridopoulos & Charles T. Spiridopoulos, Jr.	7621 Lee Landing Drive Falls Church, VA 22043	"Yue Wang" Attorney in fact for Tax Map: 050-1-((22))- Lot 9
Azadeh Pajouhesh	7619 Lee Landing Drive Falls Church, VA 22043	"Yue Wang" Attorney in fact for Tax Map: 050-1-((22))- Lot 10
Putrus Yousif Al-Jazrawi & Mary Baython	7617 Lee Landing Drive Falls Church, VA 22043	"Yue Wang" Attorney in fact for Tax Map: 050-1-((22))- Lot 11
Hung C. Hoang & Hai T. Le	7615 Lee Landing Drive Falls Church, VA 22043	"Yue Wang" Attorney in fact for Tax Map: 050-1-((22))- Lot 12
Beverly J. Brown a/k/a Beverley J. Brown	7613 Lee Landing Drive Falls Church, VA 22043	"Yue Wang" Attorney in fact for Tax Map: 050-1-((22))- Lot 13

(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 Attachment to Par. 1(a)

DATE: March 12, 2015
 (enter date affidavit is notarized)

127355

for Application No. (s): CDPA/FDPA/PCA 82-P-015
 (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)
Thuy Hai Vu & Hong Thu Thi Vu	7609 Lee Landing Drive Falls Church, VA 22043	"Yue Wang" Attorney in fact for Tax Map: 050-1-((22))-Lot 14
Karina Sandoval & Jose Luis Nunez-Ruiz	7607 Lee Landing Drive Falls Church, VA 22043	"Yue Wang" Attorney in fact for Tax Map: 050-1-((22))-Lot 15
Rogelio C. & Maria H. Rocha	7605 Lee Landing Drive Falls Church, VA 22043	"Yue Wang" Attorney in fact for Tax Map: 050-1-((22))-Lot 16
Mae Frances Williams & Barbara Stokes	2216 W. 29th Street Los Angeles, CA 90018	"Yue Wang" Attorney in fact for Tax Map: 050-1-((22))-Lot 17
Susana Scarlet Sandoval	2947 Rosemary Lane Falls Church, VA 22042-1857	"Yue Wang" Attorney in fact for Tax Map: 050-1-((22))-Lot 18
Jason A Robbins & Cynthia A. Johnson	47387 Darkhollow Falls Terrace Sterling, VA 20165	"Yue Wang" Attorney in fact for Tax Map: 050-1-((22))-Lot 19
Kebin Wen & Cindy Chao Peng	7597 Lee Landing Drive Falls Church, VA 22043	"Yue Wang" Attorney in fact for Tax Map: 050-1-((22))-Lot 20
Joanna Eccles	7595 Lee Landing Drive Falls Church, VA 22043	"Yue Wang" Attorney in fact for Tax Map: 050-1-((22))-Lot 21
Anchor Homes LLC	7593 Lee Landing Drive Falls Church, VA 22043	"Yue Wang" Attorney in fact for Tax Map: 050-1-((22))-Lot 22

(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: March 12, 2015
 (enter date affidavit is notarized)

127355

for Application No. (s): CDPA/FDPA/PCA 82-P-015
 (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)

Anchor Homes, LLC
 4124 Walney Road
 Suite A
 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)

Yue Wang (also know of record as Mike Wang)	Member/Manager
Yufeng Zhao	Member/Manager

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

(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: March 12, 2015
(enter date affidavit is notarized)

127355

for Application No. (s): CDPA/FDPA/PCA 82-P-015
(enter County-assigned application number (s))

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 SHAREHOLDER: (enter first name, middle initial, and last name)

James H. Scanlon
Daniel M Collier

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)

Lee Landing Park Homeowners Association, Inc.

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

Timothy Bielawa, President
Brian Sinclair, Secretary

(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: March 12, 2015
 (enter date affidavit is notarized)

127355

for Application No. (s): CDPA/FDPA/PCA 82-P-015
 (enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

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

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

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

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

REZONING AFFIDAVIT

DATE: March 12, 2015
(enter date affidavit is notarized)

127355

for Application No. (s): CDPA/FDPA/PCA 82-P-015
(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: March 12, 2015
(enter date affidavit is notarized)

127355

for Application No. (s): CDPA/FDPA/PCA 82-P-015
(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)

Applicant

Applicant's Authorized Agent

Yue Wang (also known of record as Mike Wang)

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

Subscribed and sworn to before me this March day of 12 20 15, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: 4/30/2018



Notary Public

3112115

MAR 23 2015

Zoning Evaluation Division

March 20, 2015

Lee Landing Park, Sec 3

STATEMENT OF JUSTIFICATION

Yue Wang requests approval for a Proffer Condition Amendment to RZ 82-P-015 approximately 2.49 acres (Tax Map Parcel 050-1-((22))-Parcel A, Lots 1-22 from the PDH-12 to a PDH-12 with a maximum density of 12 dwelling units per acre. The Proffer Condition Amendment (PCA) depicts 29 single family attached units at an approximated density of 11.65 dwelling units per acre (du/ac). The subject property is located along Hollywood Road in the Providence Magisterial District.

The approved rezoning allowed for the original owner to remain in a single family detached home with a lot of .846ac. Currently the property is in a state of disrepair that shows signs of vandalism and seems out of place with the surrounding townhouses and multi-family units. The proposed project proposes front load townhouses and has been designed to complement the surrounding development. The original rezoning approved 24 townhouses with one existing single family detached house for the site. 21 townhouses were actually built. The PCA utilizes the density not used and adds an additional 5 lots for a total of 29 units. The main entrance to the community will be from the Morris Street Cul-de-sac. All the fronts will face inward and proposed connecting sidewalks for pedestrian circulation will try and link all parts of the community. A landscaped trellis sitting area and a barbecue area are provided as amenities. The Development proposes 41% open space, which far exceeds the minimum requirement of 30% as set forth in the Zoning Ordinance. The development proposes porous pavement in the parking spaces that will spill onto a rain garden over a stone detention facility which will address water quality and detention requirements for Fairfax County.

The application conforms to all applicable ordinances, regulations, and standards associated with the adopted Comprehensive Plan. The Comprehensive Plan calls for this site to be 12-16 du/ac. Our density puts us on the low end of that range. The county and VDOT have no plans to improve Hollywood road or Morris street.

Prior to the issuance of the first building permit, the Applicant shall contribute to the Fairfax County Housing Trust Fund ("HTF") the sum equal to one-half

percent (1/2%) of the value of all of the units approved at the time of site plan on the Property.

Per the Residential Development Criteria Implementation Motion adopted by the Board of Supervisors on September 9, 2002, and revised September 1, 2013, the Applicant shall contribute \$10,825 per expected student (based on a ratio of 0.531 students per dwelling unit) to the Fairfax County School Board to be utilized for capital improvements or capacity enhancements to schools that any students generated by the Property will attend.

The proposed townhouse development will become a harmonious part of the community. Proposed landscaping along the outer edges of the site are designed to make the development an inclusive part of the neighborhood.

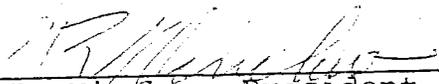
A handwritten signature in black ink, appearing to read "Peter L. Rinek", is written above a horizontal line.

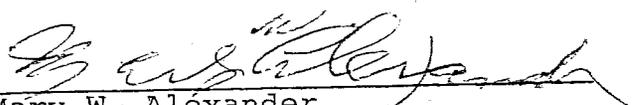
Peter L. Rinek
Agent for the Applicant

PROFFERS
RZ 82-P-015

Pursuant to Section 15.1-491(a) of the Code of Virginia, the undersigned hereby proffers that in the event the subject application RZ 82-P-015 is rezoned to the District by the Fairfax County Board of Supervisors, the development of the property shall be subject to the following conditions as part of the proffered development plan:

1. The road improvements to Hollywood Road (Rt. 704) will consist of dedication 35 feet from centerline and construction of pavement widening of 27 feet from centerline and 4 foot sidewalk within right-of-way.
2. The townhouse units shall be architecturally compatible with those of the propose Lee Landing Park Development and will be of townhouse style. The applicant has no objection to this site plan being returned to the Board of Supervisors administratively.
3. The applicant shall work to achieve a consolidation of the 24 townhouse unit development with the Lee Landing Park Development and to provide a unified Homeowners Association.
4. The development shall be limited to a maximum of 24 townhouse units and one single family detached unit.
5. Active recreation in the form of a tot lot shall be provided in the homeowners open space. Screening shall be provided for the tot lot area.


A.R. Minchew, President
ARM Construction Company, Inc.


Mary W. Alexander

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.



County of Fairfax, Virginia

MEMORANDUM

DATE: March 12, 2015

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: PCA/FDPA/CDPA 82-P-015,
Yue Wang

This memorandum, prepared by Maya Dhavale, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced development plan and draft proffers as revised through February 20, 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, Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, page 7-9:

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

Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the county’s streams, some or all

of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created.
- Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation. . . .
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements. . . .
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements. . . .”

Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, page 18:

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

- Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.
- Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way.
- Policy c: Use open space/conservation easements as appropriate to preserve woodlands, monarch trees, and/or rare or otherwise significant stands of trees, as identified by the county.”

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;

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 PCA/FDPA/CDPA 82-P-015, Yue Wang
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- 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 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. . . .

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

ENVIRONMENTAL ANALYSIS:

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

Tree Preservation

Given the extensive clearing and grading on this site, based on the recommendations in the Comprehensive Plan, staff recommends coordination with the Department of Public Works and Environmental Services (DPWES) Urban Forestry Management Division (UFMD). The draft proffers dated February 20, 2015 provide a commitment to work with UFMD, and as such meets the recommendations of the Comprehensive Plan.

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PCA/FDPA/CDPA 82-P-015, Yue Wang
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Stormwater Best Management Practices

The Applicant is proposing to manage stormwater with an underground stone detention chamber below a rain garden. There is one outfall for the property, an overland flow to an existing concrete channel. These best management practices meet the Comprehensive Plan recommendations.

Green Building

The Comprehensive Plan recommends green building certification that incorporates multiple green building concepts for zoning proposals for residential development. A number of green building development options are available for such developments, such as, LEED-Homes, EarthCraft and National Green Building Standard (NGBS) with Energy Star Qualified Homes path for energy performance. In the draft proffers dated February 20, 2015, the applicant has provided a commitment to develop the property using NGBS with the Energy Star Qualified Homes path. This commitment meets the recommendations of the Comprehensive Plan for green building.

PGN:MPD



County of Fairfax, Virginia

MEMORANDUM

DATE: February 11, 2015

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

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

FILE: PCA/FDPA 82-P-015

SUBJECT: PCA/FDPA 82-P-015 – Yue Wang (Lee Landing)
Tax Map: 050-1 ((22)) A, 0001-0022

This department has reviewed the subject application and CDPA, dated October 8, 2014 and revised through December 22, 2014, and the Draft Proffers, dated December 18, 2014. The application requests a Proffer Condition Amendment to a previous rezoning of the subject parcels, which allowed for the construction of 24 townhomes. Only 21 were built, and an existing single-family detached dwelling was allowed to remain on Lot 22. The PCA proposes allow a total of 29 single family attached units (demolition of the existing dwelling on Lot 22, and construction of 8 new townhomes).

The applicant has addressed all previous FCDOT comments, including demonstrating that pedestrian facilities on the proposed site will be fully connected to existing sidewalks on Morris Street, and sight distance at the site entrance will be verified at site plan submittal. The proposed use will have no significant transportation impacts to the existing network; as such, this Department does not object to approval of the subject application.

MAD/VLH

cc: Mike Van Atta/DPZ



COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION

CHARLES A. KILPATRICK, P.E.
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030

November 7, 2014

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

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

Subject: PCA/FDP 1982-P-015 Yue Wang
Tax Map # 50-1((22))A Lots 1-22

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 October 21, 2014, and received October 28, 2014. The following comments are offered:

1. The site sidewalks should connect to the existing sidewalks on the public street.
2. Sight distance for the new entrance needs to be demonstrated.

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver
fairfaxrezoning1982-P-015pca1Wang11-7-14BB



County of Fairfax, Virginia

MEMORANDUM

DATE: February 23, 2015

TO: Mike Van Atta, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Application # PCA/FDPA 82-P-015(Yue Wing); LDS Project #4627-ZONA-001-1, Tax Map #050-1-22-A to 22, Providence District

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

Chesapeake Bay Preservation Ordinance (CBPO)

There are no Resource Protection Areas within this site.

Floodplain

There is a minor floodplain on this site. An engineering study of floodplain to delineate 100-yr flood boundary will be required per ZO 2-902.

For any encroachment or land disturbance proposed within regulated floodplain, a floodplain use determination shall be required from SDID. ZO 2-902.

Downstream Drainage Complaints

There is no storm water complaint on file within the property.

Water Quality Control

The applicant has proposed rooftop disconnection and Bioretention level#1 facility to remove phosphorous from the site. Water quality compliance sheet of VRRM was included and shows that the water quality requirements of SWM Ordinance section 124-4-3 have been met.

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



Mike Van Atta, Staff Coordinator
Application # PCA/FDPA 82-P-015(Yue Wing)
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But it is advised to include the Site data tab of the VRRM spreadsheet on the plan. A note should be added on the plan stating that the proposed Bioretention facility shall be privately maintained.

Stormwater Detention

Detention facilities must be provided in all storm drainage plans proposed for development in the County submitted for review and approval unless waived by the Director. PFM 6-0301.3

An underground stone detention facility was proposed and the total release rates from the site for 1-yr 24 hr., 2-yr 24 hr. and 10-yr 24hr storm events seem below the pre-development good forested condition. The applicant has met the detention requirements of SWMO 124-4-4.D. The applicant has not provided the details of hydrological computations which will be reviewed during site plan review.

Water Quantity Control

On sheet 12, the applicant has said that the SWMO section 124-4-4(b)(3)(b) methodology was used to meet channel protection and flood protection requirements. It seems that SWMO section 124-4-4(b)(3)(a) methodology was used. Please address.

In this case, the limit of analysis for channel protection and flood protection shall be limited to providing cross-sections to show a defined channel at the outfall. Cross sections of the defined channel at outfall shall be included on PCA plan.

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
Zoning Application File



County of Fairfax, Virginia

MEMORANDUM

DATE: March 2, 2015

TO: Michael Van Atta, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Hugh C. Whitehead, Urban Forester III
Forest Conservation Branch, DPWES *HCW*

SUBJECT: Lee Landing Park, Section 3, Parcel A, Lots 1-22
PCA/FDPA 82-P-015

I have reviewed the above referenced PCA/FDPA application, consisting of a proposed plan amendment stamped as received by the Zoning Evaluation Division on February 25, 2015; and draft proffers dated February 20, 2015. The following comments and recommendations are based on this review.

1. **Comment:** The total quantities of large deciduous (9) and medium deciduous (10) trees identified in the "Plant List" on sheet 10 is not accurately reflected in the quantities of trees shown to be planted on the landscape plan on sheet 9.

Recommendation: The landscape plan should be revised to include all the trees proposed in the "Plant List" and identified to be planted in the 10-yr. Tree Canopy Calculation Worksheet.

If there are any questions, please contact me at (703)324-1770.

HCW/
UFMDID #: 197720

cc: DPZ File

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





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: November 19, 2014

SUBJECT: PCA-FDPA 82-P-015, Yue Wang, Lee Landing Park
Tax Map Number(s): 50-1 ((22) A, Lots 1-22

BACKGROUND

The Park Authority staff has reviewed the proposed Proffered Condition Amendment Plan dated October 1, 2014, for the above referenced application. The Plan shows eight new townhouse dwelling units and twenty-one existing townhouse units on a 2.5-acre parcel zoned PDH-12 with proffers. Based on an average multi-family household size of 2.66 in the Jefferson Planning District, the development could add 19 new residents (8 new – 1 existing = 7 x 2.66 = 19) 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). Jefferson Planning District recommendations in the Area I Plan describe the importance of providing park spaces and amenities in conjunction with new development.

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 (Lee Landing, Jefferson District, Hollywood Road) meet only a portion of the demand for parkland generated by residential

development in the area. In addition to parkland, the recreational facilities in greatest need in this area include sports courts, rectangle fields, and trails.

Onsite Facilities:

The approved rezoning (RZ 82-P-015) includes 24 townhouse units, 21 of which have been constructed. Per proffer #5 (sheet 4), active recreation in the form of a tot lot with screening was to be provided in the homeowner open space. The current PCA plan (sheets 2, 8) shows a proposed seating area and BBQ area, but does not include the previously proffered tot lot.

Staff recommends that a tot lot be constructed, as previously proffered. Staff believes that the two additional areas (seating and BBQ) proposed in this PCA will be useful and complementary amenities for current and future residents.

Recreational Impact of Residential Development:

The Fairfax County Zoning Ordinance requires provision of open space and recreational features within Planned Development Districts (see Zoning Ordinance Sections 6-110 and 16-404). The minimum expenditure for park and recreational facilities within these districts is set at \$1,800 per non-ADU residential unit for outdoor recreational facilities to serve the development population. A grandfathering provision permits applications approved prior to March 1, 2015 to provide a minimum expenditure for park and recreational features at a rate of \$1,700 per non-ADU. Whenever possible, the facilities should be located within the residential development site. With eight additional non-ADUs proposed, the Ordinance-required amount to be spent onsite is \$13,600. Any portion of this amount not spent onsite should be conveyed to the Park Authority for recreational facility construction at one or more park sites in the service area of the development.

The \$1,700 per unit funds required by Ordinance offset only a portion of the impact to provide recreational facilities for the new residents generated by this development. Typically, a large portion if not all of the Ordinance-required funds are used for recreational amenities onsite. As a result, the Park Authority is not compensated for the increased demands caused by residential development for other recreational facilities that the Park Authority must provide.

With the Countywide Comprehensive Policy Plan as a guide (Appendix 9, #6 of the Land Use section, as well as Objective 6, Policy a, b and c of the Parks and Recreation section), the Park Authority requests a fair share contribution of \$893 per new resident with any residential rezoning application to offset impacts to park and recreation service levels. This allows the Park Authority to build additional facilities needed as the population increases. To offset the additional impact caused by the proposed development, the applicant should contribute \$16,967 to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property.

Natural Resources Impact:

The Park Authority owns and operates Lee Landing Park within 500 ft. of the applicant's property. All landscaping to be installed, including temporary and permanent seed, should be of non-invasive species to protect the environmental health of nearby parkland. Species should also

ideally be native to Fairfax County to provide the greatest ecosystem benefit. The following resources are recommended:

- Common invasive plant species in Northern Virginia are included on the following list: <http://alexandriava.gov/uploadedFiles/recreation/parks/InvasiveExoticPlantsThatThreatenParksinAlexandria.pdf>.
- The Invasive Plant Atlas of the United States may include less common species that are not on the above list: <http://www.invasiveplantatlas.org/> (search by type).
- Native alternatives can be found in Native Plants for Conservation, Restoration, and Landscaping, Virginia Piedmont Region (VA DCR): http://www.dcr.virginia.gov/natural_heritage/documents/pied_nat_plants.pdf.

If there is a question as to whether a species is native to Fairfax County, the applicant should check the Digital Atlas of Virginia Flora at <http://vaplantatlas.org/>.

SUMMARY OF RECOMMENDATIONS

This section summarizes the recommendations included in the preceding analysis section. Following is a table summarizing recreation contribution amounts consistent with the Zoning Ordinance and Comprehensive Plan guidance:

Proposed Uses	P-District Onsite Expenditure	Requested Park Proffer Amount	Total
Townhouse units	\$13,600	\$16,967	\$30,567

In addition, the Park Authority recommends the following:

- Provide a tot lot, as proffered in the approved rezoning
- All landscaping to be installed, including temporary and permanent seed, should be of non-invasive species and, to the extent possible, species should be native to Fairfax County

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

FCPA Reviewer: Anna Bentley
DPZ Coordinator: Mike Van Atta

Copy: Cindy Walsh, Director, Resource Management Division
Liz Crowell, Manager, Cultural Resource Management & Protection Section
Mike Van Atta, 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

November 20, 2014

RECEIVED
Department of Planning & Zoning

DEC 01 2014

Zoning Evaluation Division

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

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

SUBJECT: PCA/FDPA 82-P-015, Yue Wang

ACREAGE: 2.49 acres

TAX MAP: 50-1 ((22)) A 1-22

PROPOSAL:

The application requests to amend the existing PDH-12 district to permit a maximum of 29 townhouses. The site currently contains 21 townhouses and 1 single family home, under the current zoning, the site could be developed with up to 24 townhouses and 1 single family detached home. The net impact of the rezoning amendment would be the removal of 1 single family home and the addition of 5 townhouses.

ANALYSIS:

School Capacities

The schools serving this area are Timber Lane Elementary, Longfellow Middle and McLean 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
Timber Lane ES	657 / 657	599	625	32	655	2
Longfellow MS	1,347 / 1,347	1,332	1,397	-50	1,551	-204
McLean HS	1,986 / 1,986	2,073	2,147	-161	2,352	-366

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, Timber Lane is projected to be close to capacity; Longfellow and McLean are 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) does not include any specific projects at the impacted schools. McLean and Longfellow have been identified for potential boundary adjustments and/or future capacity enhancements.

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.

It should be noted, the calculations below do not include the 24 single family attached units approved under the original rezoning.

Existing (1 SFD)

School level	Single Family Detached ratio	Existing # 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 (5 SFA)

School level	Single Family Attached ratio	Proposed # of units	Estimated Student yield
Elementary	.243	5	1
Middle	.060	5	0
High	.127	5	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, 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

Barbara Berlin
November 20, 2014
Page 3
PCA/FDPA 82-P-015, Yue Wang

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
Jane Strauss, School Board Member, Dranesville District
Pat Hynes, School Board Member, Hunter Mill District
Ted Velkoff, Vice-Chairman, School Board Member, At-Large
Ryan McElveen, School Board Member, At-Large
Ilryong Moon, School Board Member, At-Large
Jeffrey Platenberg, Assistant Superintendent, Facilities and Transportation Services
Fabio Zuluaga, Region 2, Assistant Superintendent
Kevin Sneed, Special Projects Administrator, Capital Projects and Planning
Ellen Reilly, Principal, McLean High School
Carole Kihm, Principal, Longfellow Middle School
Kimberly Cook, Principal, Timber Lane Elementary School



County of Fairfax, Virginia

MEMORANDUM

DATE: November 19, 2014

TO: Mike Van Atta
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sharad Regmi, P.E.
Engineering Analysis and Planning Branch

SUBJECT: Sanitary Sewer Analysis Report

REF: **Application No. PCA FDPA CDPA 82-P-015**
Tax Map No. 050-1-22-0022

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

- The application property is located in the Cameron Run (I-1) watershed. It would be sewer into the Alexandria Sanitation Authority (ASA) Treatment Plant.
- Based upon current and committed flow, there is excess capacity in the ASA Treatment. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
- An existing 8 inch line located on the property is adequate for the proposed use at the present this time.
- The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

- Other pertinent comments:**



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

October 28, 2014

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

Re: PCA 82-P-015
FDPA/CDPA 82-P-015
Lee Landing Park
Tax Map: 50-1

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. Adequate domestic water service is available at the site from an existing 8-inch located in Lee Landing Drive. See the enclosed water system map.
3. Depending upon the configuration of any proposed on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

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

Sincerely,



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

Enclosure

ARTICLE 6

PLANNED DEVELOPMENT DISTRICT REGULATIONS

PART 1 6-100 PDH PLANNED DEVELOPMENT HOUSING DISTRICT

6-101 Purpose and Intent

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

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

6-102 Principal Uses Permitted

The following principal uses shall be permitted subject to the approval of a final development plan prepared in accordance with the provisions of Article 16, and subject to the use limitations set forth in Sect. 106 below.

1. Affordable dwelling unit developments.
2. Dwellings, single family detached.
3. Dwellings, single family attached.
4. Dwellings, multiple family.
5. Dwellings, mixture of those types set forth above.
6. Public uses.

6-103 Secondary Uses Permitted

The following secondary uses shall be permitted only in a PDH District which contains one or more principal uses; only when such uses are presented on an approved final development plan prepared in accordance with the provisions of Article 16; and subject to the use limitations set forth in Sect. 106 below.

1. Accessory uses, accessory service uses and home occupations as permitted by Article 10.
2. Automated teller machines, located within a multiple family dwelling.
3. Business service and supply service establishments.

FAIRFAX COUNTY ZONING ORDINANCE

4. Commercial and industrial uses of special impact (Category 5), limited to:
 - A. Automobile-oriented uses
 - B. Drive-in financial institutions
 - C. Drive-through pharmacies
 - D. Golf courses, country clubs
 - E. Golf driving ranges
 - F. Marinas, docks and boating facilities, commercial
 - G. Quick-service food stores
 - H. Service stations
 - I. Service station/mini-marts
 - J. Vehicle light service establishments
5. Commercial recreation uses (Group 5), limited to:
 - A. Billiard and pool halls
 - B. Bowling alleys
 - C. Commercial swimming pools, tennis courts and similar courts
 - D. Health clubs
 - E. Miniature golf courses
 - F. Skating facilities
6. Community uses (Group 4).
7. Eating establishments.
8. Financial institutions.
9. Garment cleaning establishments.
10. Institutional uses (Group 3).
11. Interment uses (Group 2).
12. Kennels, limited by the provisions of Sect. 106 below.

PLANNED DEVELOPMENT DISTRICT REGULATIONS

13. Light public utility uses (Category 1).
14. Offices.
15. Outdoor recreation uses (Group 6), limited to:
 - A. Riding or boarding stables
 - B. Veterinary hospitals, but only ancillary to riding or boarding stables
 - C. Zoological parks
16. Personal service establishments.
17. Quasi-public uses (Category 3), limited to:
 - A. Alternate uses of public facilities
 - B. Child care centers and nursery schools
 - C. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - D. Colleges, universities
 - E. Conference centers and retreat houses, operated by a religious or nonprofit organization
 - F. Congregate living facilities
 - G. Cultural centers, museums and similar facilities
 - H. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
 - I. Independent living facilities
 - J. Medical care facilities
 - K. Private clubs and public benefit associations
 - L. Private schools of general education
 - M. Private schools of special education
 - N. Quasi-public parks, playgrounds, athletic fields and related facilities
18. Repair service establishments.

FAIRFAX COUNTY ZONING ORDINANCE

19. Retail sales establishments.
20. Transportation facilities (Category 4), limited to:
 - A. Bus or railroad stations
 - B. Electrically-powered regional rail transit facilities
 - C. Heliports
 - D. Helistops
 - E. Regional non-rail transit facilities
21. Veterinary hospitals.

6-104 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 8 - Temporary Uses.
2. Group 9 - Uses Requiring Special Regulation, limited to:
 - A. Home professional offices
 - B. Accessory dwelling units

6-105 Special Exception Uses

1. Subject to the use limitations presented in Sect. 106 below, any use presented in Sect. 103 above as a Group or Category use may be permitted with the approval of a special exception when such use is not specifically designated on an approved final development plan.
2. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
 - A. Bed and breakfasts
 - B. Commercial off-street parking in Metro Station areas as a temporary use
 - C. Fast food restaurants

6-106 Use Limitations

1. All development shall conform to the standards set forth in Part 1 of Article 16.
2. All uses shall comply with the performance standards set forth in Article 14.

PLANNED DEVELOPMENT DISTRICT REGULATIONS

3. When a use presented in Sect. 103 above as a Group or Category use is being considered for approval on a final development plan, the standards set forth in Articles 8 or 9 shall be used as a guide.

When a use presented in Sect. 103 above as a Group or Category use is being considered for approval as a special exception use, pursuant to Sect. 105 above, the use shall be subject to the provisions of Article 9 and the special permit standards of Article 8, if applicable. Provided that such use is in substantial conformance with the approved conceptual development plan and any imposed development conditions or proffered conditions and is not specifically precluded by the approved final development plan, no final development plan amendment shall be required.

In either of the above, all Category 3 medical care facility uses shall be subject to the review procedures presented in Part 3 of Article 9. In addition, a Group 3 home child care facility shall be subject to the plan submission requirements and additional standards set forth in Sect. 8-305.

4. All uses permitted pursuant to the approval of a final development plan shall be in substantial conformance with the approved final development plan as provided for in Sect. 16-403.
5. Secondary uses of a commercial and office nature shall be permitted only in a PDH District which has a minimum of fifty (50) residential dwelling units, except that the Board, in conjunction with the approval of a conceptual development plan in order for further implementation of the adopted comprehensive plan, may modify this limitation for the Group 6 outdoor recreation special permit uses and the Category 5 special exception uses of golf courses, country clubs and golf driving ranges.
6. Secondary uses of a commercial nature, except Group 6 outdoor recreation uses, golf courses, country clubs, golf driving ranges and offices, shall be designed to serve primarily the needs of the residents of the planned development in which they are located, and such uses, including offices, shall be designed so as to maintain and protect the residential character of the planned development and adjacent residential neighborhoods as well. In order to accomplish these purposes:
 - A. Commercial and office uses shall be conducted within a completely enclosed building with no outside display except those uses which by their nature must be conducted outside a building.
 - B. When located within the same building as residential uses, commercial and office uses shall be limited to the lowest two (2) floors.
 - C. The maximum total land area, including all at-grade off-street parking and loading areas in connection therewith, devoted to commercial and office uses, except Group 6 outdoor recreation uses, golf courses, country clubs and golf driving ranges, shall be as follows:
 - (1) PDH-1 through PDH-4: 400 square feet of commercial/dwelling unit.
 - (2) PDH-5 through PDH-20: 300 square feet of commercial/dwelling unit.

FAIRFAX COUNTY ZONING ORDINANCE

- (3) PDH-30 and PDH-40: 200 square feet of commercial/dwelling unit.

However, the Board may allow an increase in the commercial land area if there is a single commercial area proposed to serve two or more contiguous PDH Districts which are planned and designed as a single planned development and which are zoned concurrently. The Board may approve such an increase with the concurrent approval of a conceptual and final development plan which shows the layout, uses and intensity of the commercial land area. In such instance, the land area devoted to commercial use may be based on the total number of dwelling units in the PDH Districts, provided, however, that the resultant commercial land area shall not exceed twice that which would have been permitted otherwise for the individual PDH District in which the commercial land area is located.

In no instance, however, shall office uses occupy more than ten (10) percent of the total gross floor area.

7. Service stations, service station/mini-marts and vehicle light service establishments shall be permitted only under the following conditions:
 - A. Located in a commercial center consisting of not less than three (3) commercial establishments, such commercial establishments to be other than automobile-related.
 - B. There shall be no vehicle or tool rental and no outdoor storage or display of goods offered for sale, except for the outdoor storage and display of goods permitted at a service station or service station/mini-mart. In addition, there shall be no separate freestanding sign associated with the use except as required by Chapter 10 of The Code, and no wrecked, inoperative or abandoned vehicles may be temporarily stored outdoors for a period in excess of seventy-two (72) hours and there shall be no more than two (2) such vehicles on site at any one time.
8. Signs shall be permitted only in accordance with the provisions of Article 12, and off-street parking and loading facilities and private streets shall be provided in conformance with the provisions of Article 11.
9. Kennels and veterinary hospitals shall be located within a completely enclosed building which is adequately soundproofed and constructed so that there will be no emission of odor or noise detrimental to other property in the area. In addition, the Health Department shall approve the construction and operation of all veterinary hospitals prior to issuance of any Building Permit or Non-Residential Use Permit.
10. Zoological parks shall be subject to the following:
 - A. All such uses shall be subject to and operated in compliance with all applicable Federal, State and County regulations.

PLANNED DEVELOPMENT DISTRICT REGULATIONS

- B. The Director of the Department of Animal Control shall review the operation of the zoological park on a quarterly basis and shall have the right to conduct unannounced inspections of the facility during daylight hours.
 - C. The keeping of all animals including wild or exotic animals as defined in Chapter 41.1 of The Code may be permitted with the approval of the Director of the Department of Animal Control, upon a determination that the animal does not pose a risk to public health, safety and welfare and that there will be adequate feed and water, adequate shelter, adequate space in the primary enclosure for the particular type of animal depending upon its age, size and weight and adequate veterinary care.
11. Drive-through pharmacies shall be permitted only on a lot which is designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation and parking. Adequate parking and stacking spaces for the use shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the lot. In addition, signs shall be required to be posted in the vicinity of the stacking area stating the limitations on the use of the window service and/or drive-through lane. Such signs shall not exceed two (2) square feet in area or be located closer than five (5) feet to any lot line.

6-107 Lot Size Requirements

- 1. Minimum district size: Land shall be classified in the PDH District only on a parcel of two (2) acres or larger and only when the purpose and intent and all of the standards and requirements of the PDH District can be satisfied.
- 2. Minimum lot area: No requirement for each use or building, provided that a privacy yard, having a minimum area of 200 square feet, shall be provided on each single family attached dwelling unit lot, unless waived by the Board in conjunction with the approval of a development plan.
- 3. Minimum lot width: No requirement for each use or building.

6-108 Bulk Regulations

The maximum building height, minimum yard requirements and maximum floor area ratio shall be controlled by the standards set forth in Part 1 of Article 16.

6-109 Maximum Density

- 1. For purposes of computing density, the PDH District is divided into subdistricts in which the residential density is limited as set forth below, except that the maximum density limitations may be increased in accordance with the requirements for affordable dwelling units set forth in Part 8 of Article 2 and shall be exclusive of the bonus market rate units and/or bonus floor area, any of which is associated with the provision of workforce dwelling units, as applicable.

Subdistrict**Density**

FAIRFAX COUNTY ZONING ORDINANCE

PDH-1	1 dwelling unit per acre
PDH-2	2 dwelling units per acre
PDH-3	3 dwelling units per acre
PDH-4	4 dwelling units per acre
PDH-5	5 dwelling units per acre
PDH-8	8 dwelling units per acre
PDH-12	12 dwelling units per acre
PDH-16	16 dwelling units per acre
PDH-20	20 dwelling units per acre
PDH-30	30 dwelling units per acre
PDH-40	40 dwelling units per acre

2. The Board may, in its sole discretion, increase the maximum number of dwelling units in a PDH District in accordance with and when the conceptual and the final development plans include one or more of the following; but in no event shall such increase be permitted when such features were used to meet the development criteria in the adopted comprehensive plan and in no event shall the total number of dwellings exceed 125% of the number permitted in Par. 1 above.
 - A. Design features, amenities, open space and/or recreational facilities in the planned development which in the opinion of the Board are features which achieve an exceptional and high quality development - As determined by the Board, but not to exceed 5%.
 - B. Preservation and restoration of buildings, structures, or premises which have historic or architectural significance - As determined by the Board, but not to exceed 5%.
 - C. Development of the subject property in conformance with the comprehensive plan with a less intense use or density than permitted by the current zoning district - As determined by the Board in each instance, but not to exceed 10%.

6-110 Open Space

1. The following minimum amount of open space shall be provided in each PDH subdistrict:

Subdistrict	Open Space	Affordable Dwelling Unit Development Open Space
PDH-1	25% of the gross area	Not Applicable
PDH-2	20% of the gross area	18% of the gross area
PDH-3	20% of the gross area	18% of the gross area
PDH-4	20% of the gross area	18% of the gross area
PDH-5	35% of the gross area	31% of the gross area
PDH-8	25% of the gross area	22% of the gross area
PDH-12	30% of the gross area	27% of the gross area
PDH-16	35% of the gross area	31% of the gross area
PDH-20	35% of the gross area	31% of the gross area
PDH-30	45% of the gross area	40% of the gross area
PDH-40	35% of the gross area	31% of the gross area

PLANNED DEVELOPMENT DISTRICT REGULATIONS

2. As part of the open space to be provided in accordance with the provisions of Par. 1 above, there shall be a requirement to provide recreational facilities in all PDH Districts. The provision of such facilities shall be subject to the provisions of Sect. 16-404, and such requirements shall be based on a minimum expenditure of \$1700 per dwelling unit for such facilities and either:
 - A. The facilities shall be provided on-site by the developer in substantial conformance with the approved final development plan, and/or
 - B. The Board may approve the provision of the facilities on land which is not part of the subject PDH District.

Notwithstanding the above, in affordable dwelling unit developments, the requirement for a per dwelling unit expenditure shall not apply to affordable dwelling units.

6-111 Additional Regulations

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

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

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

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

16-102 Design Standards

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

1. In order to complement development on adjacent properties, at all peripheral boundaries of the PDH, PRM, PDC, PRC Districts the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional

FAIRFAX COUNTY ZONING ORDINANCE

zoning district which most closely characterizes the particular type of development under consideration. In the PTC District, such provisions shall only have general applicability and only at the periphery of the Tysons Corner Urban Center, as designated in the adopted comprehensive plan.

2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.
3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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