



**APPLICATION ACCEPTED:** April 1, 2015  
**PLANNING COMMISSION:** September 16, 2015  
**BOARD OF SUPERVISORS:** October 6, 2015 at 3:30 p.m.

## County of Fairfax, Virginia

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September 1, 2015

STAFF REPORT

SE 2015-BR-011

BRADDOCK DISTRICT



**APPLICANT:** Jaye S. Bawa

**ZONING:** R-2 (Residential District - 2 du/acre)

**PARCEL:** 69-4 ((14)) 45

**ACREAGE:** 1.71 acres

**PLAN MAP:** Residential at 2-3 dwelling units per acre

**SE CATEGORY:** Category 6 – Waiver of Minimum Lot Width Requirements

**PROPOSAL:** A special exception to allow a waiver of minimum lot width requirements in order to subdivide one R-2 lot into three lots with a density of 1.75 dwelling units per acre.

### STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2015-BR-011, subject to the proposed development conditions in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the 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.

Joe Gorney

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

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

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

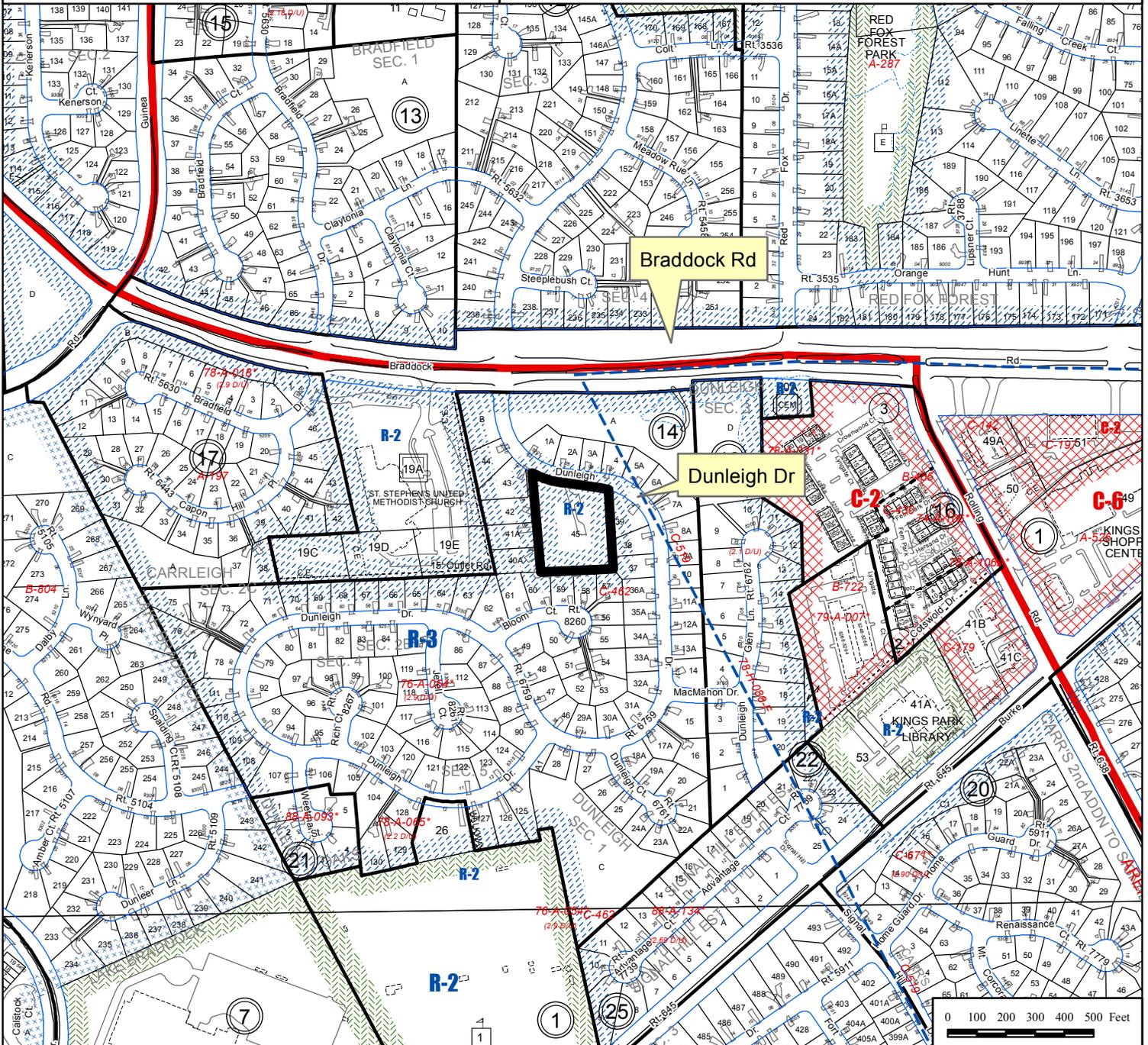
# Special Exception

SE 2015-BR-011



Applicant: JAYE S. BAWA  
Accepted: 04/01/2015  
Proposed: WAIVER OF THE MINIMUM LOT WIDTH REQUIREMENTS

Area: 1.71 AC OF LAND; DISTRICT - BRADDOCK  
Zoning Dist Sect: 09-0613  
Located: 5210 DUNLEIGH DRIVE, BURKE, VA 22015  
Zoning: R-2  
Plan Area: 3,  
Overlay Dist:  
Map Ref Num: 069-4- /14/ /0045



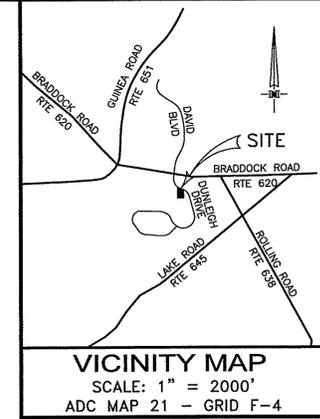


LEGEND

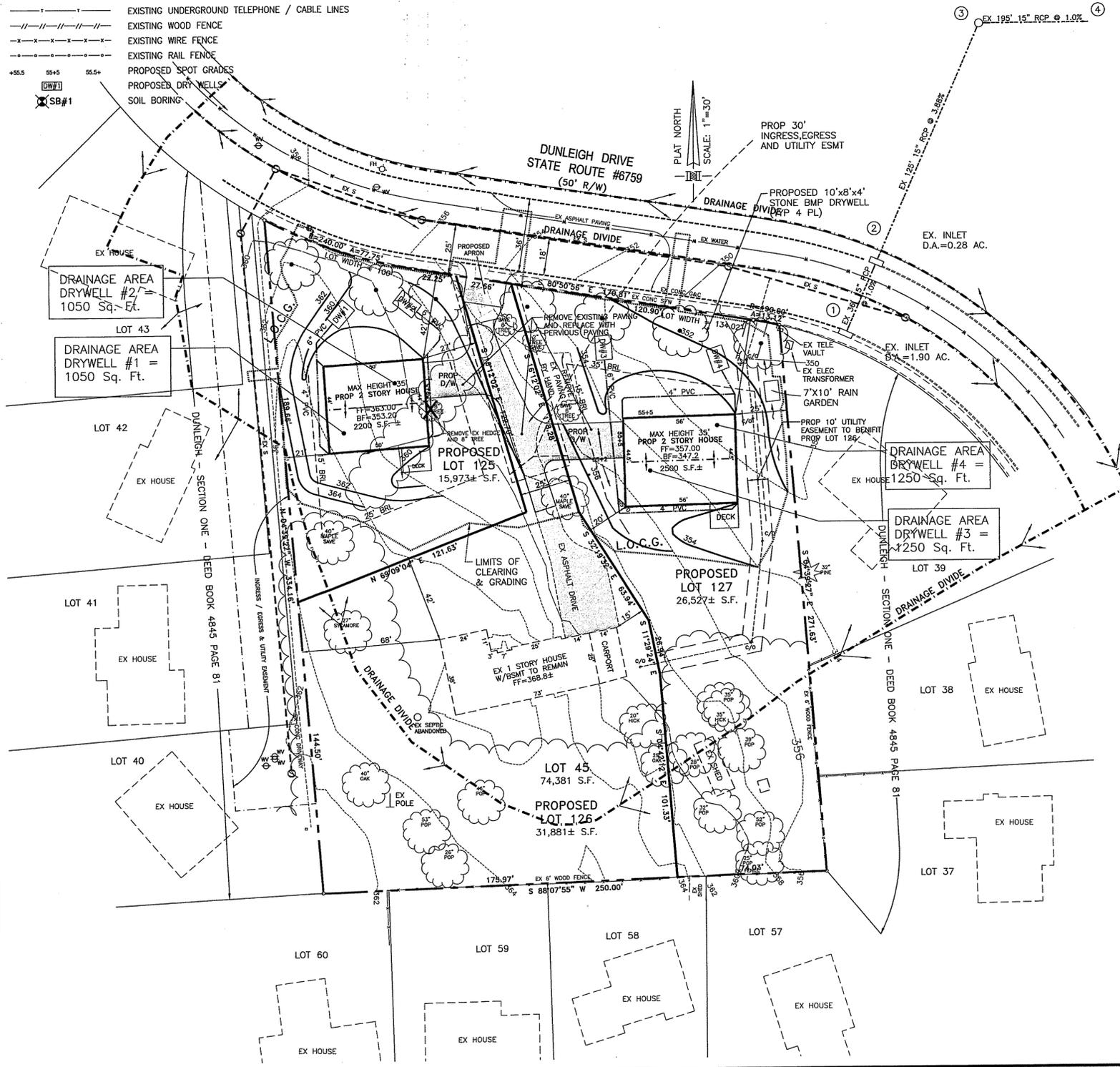
- PROPERTY LINE
- - - EXISTING CONTOUR
- PROPOSED CONTOUR
- L.O.C.G.
- LIMIT OF CLEARING & GRADING
- ROOF TOP DISCONNECT FLOW PATH
- TREE LINE
- EX # W
- EX # S
- EX # RCP
- EXISTING OVERHEAD LINES
- EXISTING WATER LINES
- EXISTING SEWER LINES
- EXISTING STORM DRAIN
- EXISTING UNDERGROUND GAS LINES
- EXISTING UNDERGROUND ELECTRICAL LINES
- EXISTING UNDERGROUND TELEPHONE / CABLE LINES
- EXISTING WOOD FENCE
- EXISTING WIRE FENCE
- EXISTING RAIL FENCE
- PROPOSED SPOT GRADES
- PROPOSED DRY WELLS
- SOIL BORING

GENERAL NOTES

1. SITE ADDRESS IS 5210 DUNLEIGH DRIVE, BURK, VA 22015
2. MAP NUMBER: 0694 14 0045
3. PLAT REFERENCE: DEED BOOK 4845 PAGE 81
4. DEED REFERENCE: DEED BOOK 20716 PAGE 1477
5. TAX DISTRICT: 30000
6. DISTRICT NAME: BRADDOCK
7. SITE HAS EXISTING WATER AND SEWER AVAILABLE.
8. EXISTING ZONING IS R-2 (RESIDENTIAL - 2 DU/AC)
  - SET BACKS REQUIRED:
  - FRONT: 35 FEET
  - SIDE: 15 FEET
  - REAR: 25 FEET
9. BOUNDARY SHOWN FROM AVAILABLE DEEDS AND PLATS.
10. TOPOGRAPHY BY FIELD SURVEY BY P.G. ASSOCIATES, INC. AUG 2014.
11. OWNER / APPLICANT: JAYE & REENA BAWA, 5210 DUNLEIGH DRIVE, BURKE, VA 22015, PHONE
12. UTILITIES: WATER: CONNECTED, SEWER: CONNECTED, GAS: CONNECTED
13. GROSS TRACT AREA: 74,381 S.F. or 1.71 AC.
14. LIMIT OF DISTURBANCE: 31,450 S.F.
15. THE EXISTING HOUSE WAS CONSTRUCTED IN 1963.
16. THIS PROPERTY DOES NOT CONTAIN ANY WETLANDS OR FLOODPLAIN, GRAVE OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL. NO FLOODPLAIN INDICATES ANY AREAS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY. ALSO THE SITE IS NOT CONTAINED WITHIN A RESOURCE PROTECTION AREA, NOR AN ENVIRONMENTAL QUALITY CORRIDOR AS DEFINED IN THE ADOPTED COMPREHENSIVE PLAN. BUT IS IN A RESOURCE MANAGEMENT AREA.
17. THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS.



**PACKARD & ASSOCIATES, LLC**  
 CIVIL ENGINEERS \* SURVEYORS \* LAND PLANNERS  
 16220 FREDERICK ROAD, SUITE 300  
 GAITHERSBURG, MARYLAND 20877  
 PHONE (301) 208-0250 FAX (301) 208-1270



STORMWATER MANAGEMENT NARRATIVE

INTRODUCTION

The property is located at 5210 Dunleigh Drive, Burke, VA. It is all of Lot 45 in the subdivision known as Dunleigh, being 74,381 s.f. in size. The current owners wish to re-subdivide the property into three lots, building a house on one of the lots for themselves and having their children live in the existing house and in the other proposed house.

HISTORY OF ORIGINAL APPROVAL AND CURRENT CONDITIONS

When the Dunleigh Subdivision was developed, the entire property was rezoned to R-3 except for the property this original house was located on. The property surrounding this existing house was created as Lot 45 and the original zoning of R-2 was retained on this lot only. The existing house is in good shape and is proposed to remain. Behind the house is a wooded area, with mature trees up to 53" in diameter. All of the proposed wooded area is planned to remain, without disturbance. There is an impervious paved driveway leading up to the house and the remainder of the property is a well maintained, mowed, grass yard.

PROPOSED DEVELOPMENT

LOT 126

Existing house	-2,225 s.f.
Existing carpet	-350 s.f.
Existing sidewalk	-300 s.f.
Existing driveway to remain	-2,700 s.f.
Existing driveway to be removed	-500 s.f.
Total Existing Impervious	-5,875 s.f.
Total Proposed driveway impervious	-342 s.f.
Total Impervious Lot 126	-6,217 s.f.
Total net impervious Lot 126	-5,717 s.f.

Part of the existing driveway to be removed and replaced with pervious pavement on Lot 126 - 1,342 s.f.

LOT 125

Proposed house	-2,200 s.f.
Proposed sidewalk	-120 s.f.
Proposed additional driveway	-570 s.f.
Total	-2,890 s.f.

LOT 127

Proposed house	-2,500 s.f.
Proposed sidewalk	-70 s.f.
Proposed additional driveway	-576 s.f.
Total	-3,146 s.f.

Total proposed additional impervious area	-6,378 s.f.
Total existing impervious area	-5,875 s.f.
Total paving to be removed	-450 s.f.
Total net impervious area	-11,753 s.f.
Total % impervious area - property	-15.8%

On proposed Lot 125, we propose 2 drywells and porous paving in the driveway. On Lot 126, we propose to provide porous paving for redevelopment of part of the existing driveway and take credit for impervious area draining to the proposed rain garden on Lot 127. On Lot 127, we propose 2 drywells and porous paving in the driveway. The stormwater management BMP shall accommodate the "X" site design, plus provide additional storage for the 2/10 year storm.

IMPACT OF INCREASE / DESIGN HISTORY

The drainage area across this property from the original subdivision is 1.9 acres. It encompasses most of the entire property and 1/3 of the right-of-way and drains to a storm drainage inlet in front of the property, in Dunleigh Drive. A 15" RCP pipe exits the inlet and crosses Dunleigh Drive to another inlet on the opposite side of the road, capturing the opposite half of the right-of-way, 0.28 acres. The 15" RCP crosses between lots 4 and 5, across the street, or between #5207 and #5209, to a manhole at the rear of the lots. It is to be noted that runoff from this storm drain doesn't enter the existing stormwater management pond behind these lots. The 15" RCP turns and bypasses, to the south of the pond to a stable rip-rap outlet.

The zoning of the property has always been two lots per acre, even though the remainder of the subdivision was rezoned to R-3 or three lots per acre. The point is that the 15" RCP storm drain was originally designed to safely convey runoff from an ultimate "C" factor" design of three lots, and we are not increasing the runoff beyond the original design. Therefore, the pipe design is adequate and there is no proposed increase in runoff to the 10 year rational runoff computations.

There is, of course, an increase to the site impervious area that is subject to the new ESD stormwater management site design requirements. We are preserving all of the forested area

on the south side of the lot. We are removing 500 s.f. of impervious area from the driveway area. We are proposing two additional houses, with accompanying driveway and sidewalk, that will need BMP designs to mitigate the increase in runoff and nutrient loads.

We propose to install drywells to infiltrate the first flush rainfall events, under Micro-Infiltration Practices, documented in the Virginia Runoff Reduction Method, Modules 4 and 6, and computed on the VRRM Compliance Re-Development Worksheet.

The proposed rain garden on Lot 127 shall be designed to reduce the quantity of runoff to the street in accordance with the VDOT request to minimize the site runoff into the street.

HOW THE DETENTION AND BEST MANAGEMENT PRACTICE REQUIREMENTS WILL BE MET

In accordance with the Virginia Runoff Reduction Method Redevelopment Worksheet v.2.8 - June 2014, figuring the development area, impervious area and forest retention, the post-development treatment volume required to reduce the nutrient load is 483 cu.ft. of storage.

We propose to connect the roof drains from 1/2 of the roof, from each of the proposed houses, to underground pipes leading to stone drywells. Therefore, for each proposed house there will be two drywells each, for a total of four.

Each drywell will be a standard stone underground pit, 10' long x 8' wide x 4' deep. The proposed best management practices of providing underground stone drywell, creates no above ground practice requiring additional landscaping. The proposed porous paving that provide infiltration into the ground and reduce the impact of the impervious area. The proposed rain garden will provide additional infiltration into the ground and reduce the impervious impact of the existing house impervious area, plus reduce the volume of runoff to the street. We feel that these BMPs are the most practical method to provide stormwater management on partially developed property and in fill lots.

A geotechnical engineer has performed soil tests on the site. All soil sites have proven to be a loam type soil and infiltration rates are at or exceed 2 inches per hour.

WATERCOURSE DRAINAGE AND ADEQUATE OUTFALL REQUIREMENTS

All of the proposed disturbed area drains from one single watercourse into existing storm drain inlet #1. This area is shown on the original design plans for the Dunleigh Subdivision, prepared in the 1980's. The original plans computed a rational formula coefficient factor of 0.45. Even though there was only one house on the entire property at the time and the lot was zoned R-2, the 0.45 coefficient accommodated R-3 zoned property for three lots.

Considering that, I have computed the proposed TR-55 10 year Q to be 2.5 CFS. This 2.5 CFS of runoff shall be reduced by the storage of the onsite BMP to maintain the post development runoff to be at or less than the pre development runoff for the 2 and 10 year storms.

The runoff from our site flows from inlet #1 to outlet #4 as depicted on the preliminary stormwater management plan. I have inspected the outfall at outlet structure #4 and it is in satisfactory condition, with no improvements needed.

The runoff flows from outlet #4 into a swale channel and approximately 500 feet downstream through the woods below entering an enclosed 18" concrete pipe crossing Braddock Road. It is at this point, where the pipe crosses Braddock Road. The enclosed concrete pipe enters the Red Fox Forest Subdivision, cross Orange Hunt Lane and outfalls as a 42" concrete pipe behind lots 183 and 184. The drainage area at this outfall is 57.3 acres.

Runoff from the 42" concrete pipe enters a concrete trapezoidal channel and runs toward a crossing with Red Fox Drive. A concrete culvert crosses under Red Fox Drive and outfalls into a stable rip rap outfall, comprising a total drainage area of 103.3 acres. Below Red Fox Drive, the drainage flow travels through a stable stream channel, approximately 800' to the intersection with Long Branch in the Long Branch Stream Valley Park. Before the drainage course from our property enters Long Branch the total drainage area is 130.3 acres.

Once the site drainage enters the Long Branch Stream the total recaching watercourse will far exceed 100 times the area of that portion of the property that drains to it or to a floodplain that drains an area of at least 1 sq. mile. The Long Branch Stream, at this location, satisfies both criteria. I have walked the drain course from the Long Branch Stream to our property and find the watercourse maintained and stable, in need of no improvements.

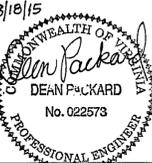
CONCLUSION

In conclusion, the re-development of this property into two additional lots creates a marginal increase in the impervious area and nutrient loading. Directing all of the proposed roof area from each of the two new houses into underground micro-infiltration drywells provides the necessary reduction in the nutrient loading according to the VRRM Compliance Re-Development Worksheet.

PROPOSED LOTS 125, 126 AND 127 SHALL PROVIDE EACH SEPARATELY PROVIDE BMP STORMWATER MANAGEMENT CONTROLS TO PROVIDE 1/2" OF QUALITY STORAGE AND 2/10 YEAR QUANTITY CONTROLS AS REQUIRED. RUNOFF FROM THE SITE SHALL SHEET FLOW INTO EXISTING INLET #1 AND FLOW THROUGH PIPES, ADEQUATELY DESIGNED TO PASS THE 10 YEAR STORM, TO AN OUTFALL ACROSS THE STREET AT STRUCTURE #4. THE RUNOFF SHALL CONTINUE FLOWING THROUGH AN ENGINEERED PILOT CHANNEL AND A STREAM CHANNEL, SAFELY CONVEYING THE WATER TO THE LONG BRANCH FLOODPLAIN, GREATER THAN 100 TIMES THE DRAINAGE AREA OF THE SITE.

**STORM DRAIN CAPACITY CALCULATIONS**

STR #	DA	T. DA	C	CA	TCA	I10	Q10 (CFS)	SLOPE (act)	Q (capacity cfs)
1-2	1.90	1.90	0.45	0.86	0.86	5.92	5.0	1.00	6.6
2-3	0.28	2.18	0.90	0.25	1.11	5.92	6.5	3.88	13.0
3-4	0	2.18			1.11	5.92	6.5	1.00	6.6



**PRELIMINARY STORMWATER MANAGEMENT PLAN**  
 PROPOSED LOTS 125 Thru 127  
**DUNLEIGH**  
 A RESUBDIVISION OF LOT 45, SECTION ONE  
 RECORDED IN DEED BOOK 4845, PAGE 81  
 BRADDOCK ELECTION DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SCALE	1"=30'
DRAWN	JDJ
DATE	8-18-15
ACAD FILE NAME	
SHEET	2 of 6

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

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

This information is required under the following Zoning Ordinance paragraphs:

- Special Permits (8-011 2J & 2L)
- Cluster Subdivision (9-015 1G & 1N)
- Development Plans (16-302 2 & 4L)
- FDP P Districts (except FRC) 916-302 1F & 1Q)
- Special Exceptions (9-011 2J & 2L)
- Commercial Revitalization Districts (9-022 2A (12)&(14))
- FRC Plans (16-303 1E & 10)
- Amendments (18-202 10F & 10G)

1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 2 of 6.
3. Provide:
 

Facility Name/Type & No.	On-Site area served (acres)	Off-Site area served (acres)	Drainage area (ac)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft.)
#1 Inlet	0.02	0	0.02	320	128	n/a
#2 Inlet	0.02	0	0.02	320	128	n/a
#3 Inlet	0.02	0	0.02	320	128	n/a
#4 Inlet	0.02	0	0.02	320	128	n/a
<b>Totals</b>	<b>0.08</b>	<b>0</b>	<b>0.08</b>	<b>1280</b>	<b>512</b>	<b>n/a</b>
4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 2 of 6.
5. Maintenance accesses (road) to stormwater management facility(ies) are shown on Sheet 2 of 6.
6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 5 of 6.
7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 2 of 6.
8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 2 of 6.
9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 2 of 6.
10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 2 of 6.
11. A submission waiver is requested for n/a.
12. Stormwater management is not required because n/a.

Virginia Runoff Reduction Method Worksheet

Virginia Runoff Reduction Method Redevelopment Worksheet - v2.8 - June 2014

Site Data Summary

Total Rainfall = 43 inches

Site Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	36.20
Turf (acres)	0.00	0.00	0.00	0.00	0.00	47.95
Impervious (acres)	0.00	0.27	0.00	0.00	0.27	15.79
<b>Totals</b>	<b>0.00</b>	<b>0.27</b>	<b>0.00</b>	<b>0.00</b>	<b>0.27</b>	<b>100.00</b>

Site RV	0.26
Post Development Treatment Volume (ft <sup>3</sup> )	1504
Post Development TP Load (lb/yr)	1.00
Post Development TN Load (lb/yr)	7.16
Total TP Load Reduction Required (lb/yr)	0.39

Total Runoff Volume Reduction (ft <sup>3</sup> )	666
Total TP Load Reduction Achieved (lb/yr)	0
Total TN Load Reduction Achieved (lb/yr)	3.47
Adjusted Post-Development TP Load (lb/yr)	0.53
Remaining Phosphorous Load Reduction (lb/yr) Required	0.00

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.28	0.00	0.00	0.00	0.28
Impervious (acres)	0.00	0.14	0.00	0.00	0.00	0.14
<b>Totals</b>	<b>0.00</b>	<b>0.28</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.28</b>

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Red. (lb/yr)	0.12	0.17	0.18	0.00	0.00	0.47
TN Load Red. (lb/yr)	0.83	1.28	1.36	0.00	0.00	3.47

Drainage Area A Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	8.11
Turf (acres)	0.00	0.28	0.00	0.00	0.28	75.68
Impervious (acres)	0.00	0.06	0.00	0.00	0.06	16.22
<b>Totals</b>	<b>0.00</b>	<b>0.34</b>	<b>0.00</b>	<b>0.00</b>	<b>0.34</b>	<b>37.01</b>

BMP Selections

Practice	Credit Area (acres)	Downstream Practice
2.e. To Dry Well or French Drain #2 (Micro-Infiltration #2) (Spec #8)	Impervious acres disconnected: 0.00	0.00
3.b. Permeable Pavement #2 (Spec #7)	Acres of permeable pavement: 0.01	0.01

Total Impervious Cover Treated (acres)	0.00
Total Turf Area Treated (acres)	0.00
Total TP Load Reduction Achieved in D.A. A (lb/yr)	0.12
Total TN Load Reduction Achieved in D.A. A (lb/yr)	0.83

Drainage Area B Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	32.42
Turf (acres)	0.00	0.20	0.00	0.00	0.20	22.40
Impervious (acres)	0.00	0.14	0.00	0.00	0.14	19.18
<b>Totals</b>	<b>0.00</b>	<b>0.24</b>	<b>0.00</b>	<b>0.00</b>	<b>0.24</b>	<b>37.01</b>

BMP Selections

Practice	Credit Area (acres)	Downstream Practice
2.e. To Dry Well or French Drain #2 (Micro-Infiltration #2) (Spec #8)	Impervious acres disconnected: 0.02	0.02
3.b. Permeable Pavement #2 (Spec #7)	Acres of permeable pavement: 0.03	0.03
6.a. Bioretention #1 or Urban Bioretention (Spec #9)	Impervious: 0.02	0.02
	Turf (Previous): 0.2	

Total Impervious Cover Treated (acres)	0.02
Total Turf Area Treated (acres)	0.20
Total TP Load Reduction Achieved in D.A. B (lb/yr)	0.17
Total TN Load Reduction Achieved in D.A. B (lb/yr)	1.28

Drainage Area C Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	32.79
Turf (acres)	0.00	0.24	0.00	0.00	0.24	55.24
Impervious (acres)	0.00	0.07	0.00	0.00	0.07	11.48
<b>Totals</b>	<b>0.00</b>	<b>0.24</b>	<b>0.00</b>	<b>0.00</b>	<b>0.24</b>	<b>37.01</b>

BMP Selections

Practice	Credit Area (acres)	Downstream Practice
2.e. To Dry Well or French Drain #2 (Micro-Infiltration #2) (Spec #8)	Impervious acres disconnected: 0.00	0.00
3.a. Permeable Pavement #1 (Spec #7)	Acres of permeable pavement + areas of "retention" (aggregates): 0.01	0.01
	Impervious pavement: 0.00	

Total Impervious Cover Treated (acres)	0.01
Total Turf Area Treated (acres)	0.20
Total TP Load Reduction Achieved in D.A. C (lb/yr)	0.18
Total TN Load Reduction Achieved in D.A. C (lb/yr)	1.36

Channel and Flood Protection

	Weighted CN	1-year storm Adjusted CN	2-year storm Adjusted CN	10-year storm Adjusted CN
Target Rainfall Event (in)		2.70	3.20	5.20
D.A. A CN	67	63	64	65
D.A. B CN	65	62	63	64
D.A. C CN	63	59	60	61

Target Rainfall Event (in)	1-year storm	2-year storm	10-year storm
Target Rainfall Event (in)	2.70	3.20	5.20
<b>Drainage Area A</b>			
Drainage Area (acres)	0.37		
Runoff Reduction Volume (cf)	181		
<b>Drainage Area B</b>			
Drainage Area (acres)	0.73		
Runoff Reduction Volume (cf)	223		
<b>Drainage Area C</b>			
Drainage Area (acres)	0.61		
Runoff Reduction Volume (cf)	280		
<b>Drainage Area D</b>			
Drainage Area (acres)	0.00		
Runoff Reduction Volume (cf)	0		
<b>Drainage Area E</b>			
Drainage Area (acres)	0.00		
Runoff Reduction Volume (cf)	0		
<b>Based on the use of Runoff Reduction practices in the selected drainage areas, the spreadsheet calculates an adjusted RV<sub>reduced</sub> and adjusted Curve Number.</b>			
<b>Drainage Area A</b>			
Forest/Open Space - undisturbed, protected forest/open space or reforested land	Area (acres): 0.00	0.03	0.00
Managed Turf - disturbed, graded for yards or other turf to be mowed/managed	Area (acres): 0.00	0.28	0.00
Impervious Cover	Area (acres): 0.00	0.06	0.00
Weighted CN	67	63	64
RV <sub>reduced</sub> (in) with no Runoff Reduction	0.44	0.89	1.94
RV <sub>reduced</sub> (in) with Runoff Reduction	0.31	0.55	1.81
Adjusted CN	63	64	65
<b>Drainage Area B</b>			
Forest/Open Space - undisturbed, protected forest/open space or reforested land	Area (acres): 0.00	0.39	0.00
Managed Turf - disturbed, graded for yards or other turf to be mowed/managed	Area (acres): 0.00	0.20	0.00
Impervious Cover	Area (acres): 0.00	0.14	0.00
Weighted CN	65	62	63
RV <sub>reduced</sub> (in) with no Runoff Reduction	0.38	0.80	1.78
RV <sub>reduced</sub> (in) with Runoff Reduction	0.29	0.52	1.70
Adjusted CN	62	63	64
<b>Drainage Area C</b>			
Forest/Open Space - undisturbed, protected forest/open space or reforested land	Area (acres): 0.00	0.20	0.00
Managed Turf - disturbed, graded for yards or other turf to be mowed/managed	Area (acres): 0.00	0.24	0.00
Impervious Cover	Area (acres): 0.00	0.07	0.00
Weighted CN	63	60	61
RV <sub>reduced</sub> (in) with no Runoff Reduction	0.31	0.52	1.64
RV <sub>reduced</sub> (in) with Runoff Reduction	0.20	0.40	1.52
Adjusted CN	69	60	61
<b>Drainage Area D</b>			
Forest/Open Space - undisturbed, protected forest/open space or reforested land	Area (acres): 0.00	0.00	0.00
Managed Turf - disturbed, graded for yards or other turf to be mowed/managed	Area (acres): 0.00	0.00	0.00
Impervious Cover	Area (acres): 0.00	0.00	0.00
Weighted CN	63	60	61
RV <sub>reduced</sub> (in) with no Runoff Reduction	0.00	0.00	0.00
RV <sub>reduced</sub> (in) with Runoff Reduction	0.00	0.00	0.00
Adjusted CN	#N/A	#N/A	#N/A
<b>Drainage Area E</b>			
Forest/Open Space - undisturbed, protected forest/open space or reforested land	Area (acres): 0.00	0.00	0.00
Managed Turf - disturbed, graded for yards or other turf to be mowed/managed	Area (acres): 0.00	0.00	0.00
Impervious Cover	Area (acres): 0.00	0.00	0.00
Weighted CN	63	60	61
RV <sub>reduced</sub> (in) with no Runoff Reduction	0.00	0.00	0.00
RV <sub>reduced</sub> (in) with Runoff Reduction	0.00	0.00	0.00
Adjusted CN	#N/A	#N/A	#N/A

Virginia Runoff Reduction Method Redevelopment Worksheet - v2.8 - June 2014

To be used w/ DRAFT 2013 BMP Standards and Specifications

Project Name: Dunleigh Subdivision  
Date: 07/20/15

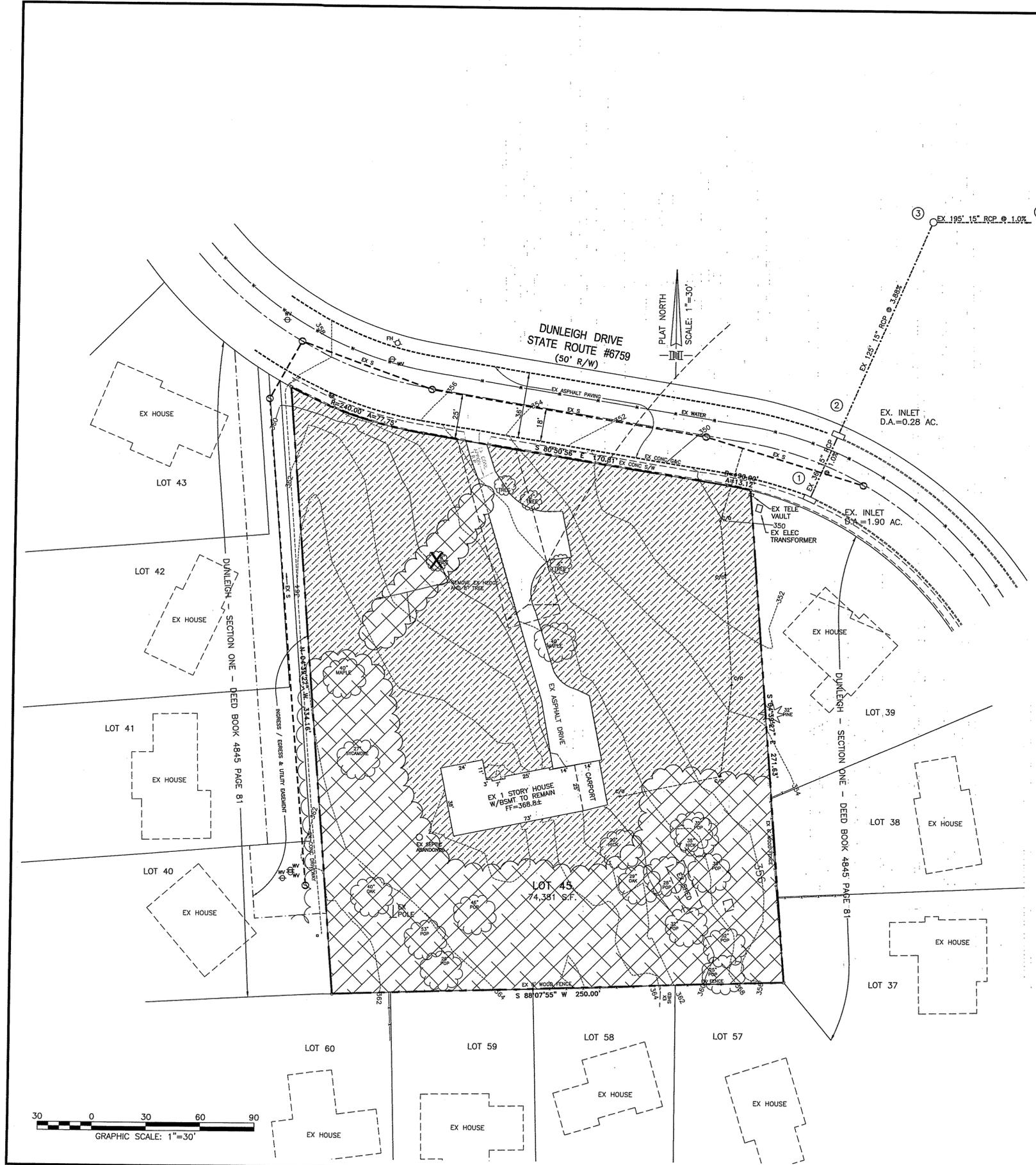
data input cells  
calculation cells  
constant values

Post-Redevelopment Project & Land Cover Information

	Total Disturbed Acreage	1.71
<b>Constants</b>		
Annual Rainfall (inches)	43	
Target Rainfall Event (inches)	1.00	
Phosphorus EMC (mg/L)	0.26	Nitrogen EMC (mg/L): 1.86
Target Phosphorus Target Load (lb/acre/yr)	0.41	
P1	0.50	
<b>Pre-Redevelopment Land Cover (acres)</b>		
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land	0.00	0.62
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed	0.00	0.96
Impervious Cover (acres)	0.00	0.19
<b>Totals</b>	<b>0.00</b>	<b>1.71</b>
<b>Post-Redevelopment Land Cover (acres)</b>		
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land	0.00	0.62
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed	0.00	0.82
Impervious Cover (acres)	0.00	0.27
<b>Totals</b>	<b>0.00</b>	<b>1.71</b>
<b>Area Check</b>	Okay	Okay
<b>RV Coefficients</b>		
Forest/Open Space	0.02	0.03
Managed Turf	0.16	0.22
Impervious Cover	0.95	0.95
<b>Land Cover Summary</b>		
Pre-Redevelopment	0.62	0.62
Post-Redevelopment	0.62	0.62
Forest/Open Space Cover (acres)	0.00	0.00
Composite RV (forest)	0.03	0.03
% Forest	36%	39%
Managed Turf Cover (acres)	0.00	0.82
Composite RV (turf)	0.20	0.20
% Managed Turf	56%	52%
Impervious Cover (acres)	0.00	0.19
RV (impervious)	0.95	0.95
% Impervious	9%	8%
<b>Total Site Area (acres)</b>	<b>1.71</b>	<b>1.57</b>
Site RV	0.20	0.18
ReDev. Site RV	0.19	0.19
<b>Pre-Development Treatment Volume (acre-ft)</b>	<b>0.0278</b>	<b>0.0265</b>
Post-Development Treatment Volume (acre-ft)	0.0265	0.0265
<b>Pre-Development Treatment Volume (cubic feet)</b>	<b>1,218</b>	<b>1,111</b>
Post-Development Treatment Volume (cubic feet)	1,111	1,111
<b>Pre-Development Load (TP) (lb/yr)</b>	<b>0.76</b>	<b>0.70</b>
Post-Development Load (TP) (lb/yr)	0.70	0.70
<b>Pre-Development Load (TN) (lb/yr)</b>	<b>5.45</b>	<b>7.16</b>
Post-Development Load (TN) (lb/yr)	7.16	7.16
<b>Adjusted Land Cover Summary</b> reflects the pre-redevelopment land cover minus the pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover. The adjusted total acreage is consistent with the Post-Redevelopment acreage (minus the acreage of new impervious cover). The load reduction requirement for the new impervious cover to meet the new development load limit is computed in Column I.		
Maximum % Reduction Required Below Pre-Redevelopment Load	20%	
TP Load Reduction Required for Redeveloped Area (lb/yr)	0.14	
TP Load Reduction Required for New Impervious Area (lb/yr)	0.26	
Total Load Reduction Required (lb/yr)	0.39	
Pre-Development Load (TP) (lb/yr)	0.76	
Post-Development Load (TP) (lb/yr)	0.70	

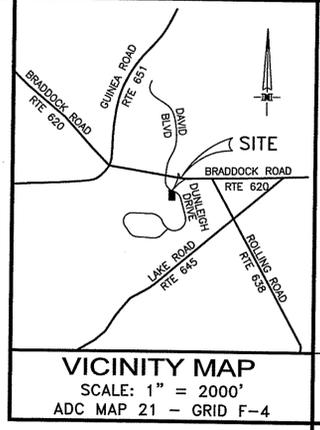
Site Results

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
IMPERVIOUS COVER	0.06	0.14	0.07	0.00	0.00	OK
IMPERVIOUS COVER TREATED	0.08	0.07	0.07	0.00	0.00	OK
TURF AREA	0.28	0.20	0.34	0.00	0.00	OK
TURF AREA TREATED	0.00	0.20	0.20	0.00	0.00	OK
AREA CHECK	OK	OK	OK	OK	OK	OK
<b>Ph</b>						



**LEGEND**

---	PROPERTY LINE
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	LIMIT OF CLEARING & GRADING
---	ROOF TOP DISCONNECT FLOW PATH
---	TREE LINE
---	EXISTING OVERHEAD LINES
---	EXISTING WATER LINES
---	EXISTING SEWER LINES
---	EXISTING STORM DRAIN
---	EXISTING UNDERGROUND GAS LINES
---	EXISTING UNDERGROUND ELECTRICAL LINES
---	EXISTING UNDERGROUND TELEPHONE / CABLE LINES
---	EXISTING WOOD FENCE
---	EXISTING WIRE FENCE
---	EXISTING RAIL FENCE
---	PROPOSED SPOT GRADES
---	PROPOSED DRY WELLS
---	SOIL BORING



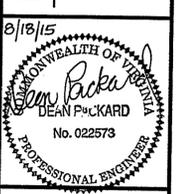
- GENERAL NOTES**
- SITE ADDRESS IS 5210 DUNLEIGH DRIVE, BURK, VA 22015
  - MAP NUMBER: 0694 14 0045
  - PLAT REFERENCE: DEED BOOK 4845 PAGE 81
  - DEED REFERENCE: DEED BOOK 20716 PAGE 1477
  - TAX DISTRICT: 30000
  - DISTRICT NAME: BRADDOCK
  - SITE HAS EXISTING WATER AND SEWER AVAILABLE.
  - EXISTING ZONING IS R-2 (RESIDENTIAL - 2 DU/AC)
  - SET BACKS REQUIRED:  
FRONT: 35 FEET  
SIDE: 15 FEET  
REAR: 25 FEET
  - BOUNDARY SHOWN FROM AVAILABLE DEEDS AND PLATS.
  - TOPOGRAPHY BY FIELD SURVEY BY P.G. ASSOCIATES, INC. AUG 2014.
  - OWNER / APPLICANT  
JAYE & REENA BAWA  
5210 DUNLEIGH DRIVE  
BURKE, VA 22015
  - UTILITIES  
WATER: CONNECTED  
SEWER: CONNECTED  
GAS: CONNECTED
  - GROSS TRACT AREA: 74,381 S.F. or 1.71 AC.
  - LIMIT OF DISTURBANCE: 31,450 S.F.
  - THE EXISTING HOUSE WAS CONSTRUCTED IN 1963.
  - THIS PROPERTY DOES NOT CONTAIN ANY WETLANDS OR FLOODPLAIN. GRAVE OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL. NO FLOODPLAIN INDICATES ANY AREAS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY. ALSO THE SITE IS NOT CONTAINED WITHIN A RESOURCE PROTECTION AREA, NOR AN ENVIRONMENTAL QUALITY CORRIDOR AS DEFINED IN THE ADOPTED COMPREHENSIVE PLAN, BUT IS IN A RESOURCE MANAGEMENT AREA.
  - THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS.

**COVER TYPE SUMMARY**

SYMBOL	COVER TYPE	PRIMARY SPECIES	CONDITION	AREA (s.f.)
[Cross-hatched]	UPLAND FOREST	TULIP POPLAR, OAK, HICKORY	GOOD	27,007
[Diagonal lines]	MANAGED TURF			42,147
[Dotted]	DEVELOPED AREA			5,227

DESCRIPTION  
REVISIONS

**PACKARD & ASSOCIATES, LLC**  
CIVIL ENGINEERS \* SURVEYORS \* LAND PLANNERS  
16220 FREDERICK ROAD, SUITE 300  
GAITHERSBURG, MARYLAND 20877  
PHONE (301) 208-0250 FAX (301) 208-1270



**EXISTING VEGETATION PLAN**  
PROPOSED LOTS 125 Thru 127  
**DUNLEIGH**  
A RESUBDIVISION OF LOT 45, SECTION ONE  
RECORDED IN DEED BOOK 4845, PAGE 81  
BRADDOCK ELECTION DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE 1"=30'	DRAWN JDJ
DATE 8-18-15	ADAD FILE NAME
SHEET 4 of 6	

**NARRATIVE**

Currently the property exists as a single family dwelling, 74,381 s.f. in size. The front portion of the property in front of the house is manicured yard with a few smaller trees and shrubs. Behind the house exists a mature dominant Tulip Poplar forest with trees in sizes ranging from 20" to 52". The trees are all in good condition and have been maintained by the owner of the property. The area behind the house characterized as forest is measured as 27,007 s.f. We propose to preserve and save all 27,007 s.f. of designated forest.

There are two trees in the front yard, outside of the designated forest area that must be removed, along with some shrubs, to grade and develop the property. All measures of preservation will be incorporated to save all existing trees and vegetation possible. Seven Red Maple trees shall be proposed to be planted on the property, adjacent to Dunleigh Drive to provide a buffer and add to the esthetic value of the property.

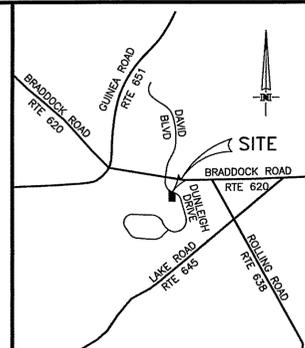
NOTE: EXCEPT AS NOTED, SAVE ALL EXISTING TREES.

**LANDSCAPE SCHEDULE**

SYMBOL	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	STOCK TYPE	10 YR TREE CANOPY SF	10 YR TREE CANOPY SUBTOTAL SF	REMARKS
AR	7	RED MAPLE	ACER RUBRUM	1" CAL	B&B	40	280	

**LEGEND**

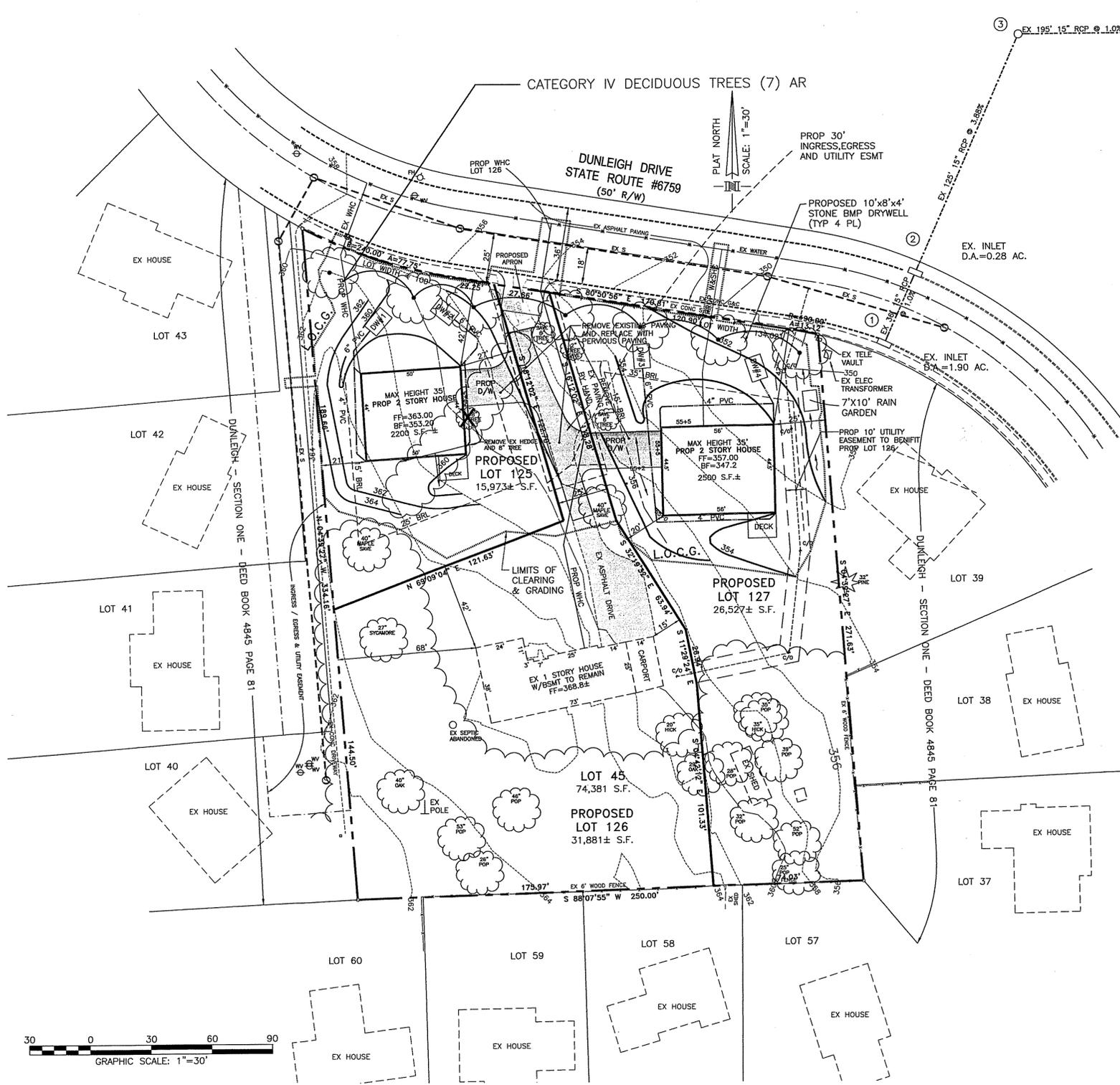
- PROPERTY LINE
- EXISTING CONTOUR
- 300
- PROPOSED CONTOUR
- L.O.C.G.
- 75' RID @ 4.0%
- TREE LINE
- EXISTING OVERHEAD LINES
- EXISTING WATER LINES
- EXISTING SEWER LINES
- EXISTING STORM DRAIN
- EXISTING UNDERGROUND GAS LINES
- EXISTING UNDERGROUND ELECTRICAL LINES
- EXISTING UNDERGROUND TELEPHONE / CABLE LINES
- EXISTING WOOD FENCE
- EXISTING WIRE FENCE
- EXISTING RAIL FENCE
- PROPOSED SPOT GRADES
- PROPOSED DRY WELLS
- SOIL BORING



**VICINITY MAP**  
SCALE: 1" = 2000'  
ADC MAP 21 - GRID F-4

**GENERAL NOTES**

1. SITE ADDRESS IS 5210 DUNLEIGH DRIVE, BURK, VA 22015
2. MAP NUMBER: 0694 14 0045
3. PLAT REFERENCE: DEED BOOK 4845 PAGE 81
4. DEED REFERENCE: DEED BOOK 20716 PAGE 1477
5. TAX DISTRICT: 30000
6. DISTRICT NAME: BRADDOCK
7. SITE HAS EXISTING WATER AND SEWER AVAILABLE.
8. EXISTING ZONING IS R-2 (RESIDENTIAL - 2 DU/AC)  
SET BACKS REQUIRED:  
FRONT: 35 FEET  
SIDE: 15 FEET  
REAR: 25 FEET
9. BOUNDARY SHOWN FROM AVAILABLE DEEDS AND PLATS, AUG 2014.
10. TOPOGRAPHY BY FIELD SURVEY BY P.G. ASSOCIATES, INC.
11. OWNER / APPLICANT JAYE & REENA BAWA 5210 DUNLEIGH DRIVE BURKE, VA 22015  
PHONE: (301) 208-1270
12. UTILITIES  
WATER: CONNECTED  
SEWER: CONNECTED  
GAS: CONNECTED
13. GROSS TRACT AREA: 74,381 S.F. or 1.71 AC.
14. LIMIT OF DISTURBANCE: 31,450 S.F.
15. THE EXISTING HOUSE WAS CONSTRUCTED IN 1963. THIS PROPERTY DOES NOT CONTAIN ANY WETLANDS OR FLOODPLAIN, GRAVE OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL. NO FLOODPLAIN INDICATES ANY AREAS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY. ALSO THE SITE IS NOT CONTAINED WITHIN A RESOURCE PROTECTION AREA, NOR AN ENVIRONMENTAL QUALITY CORRIDOR AS DEFINED IN THE ADOPTED COMPREHENSIVE PLAN. BUT IS IN A RESOURCE MANAGEMENT AREA.
16. THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS.



**12-0000 TREE CONSERVATION**

**12-0508 Tree Preservation Target**

12-0508.1 Tree Preservation Target Definition. The percentage of the development site covered by all tree canopy (regardless of health or condition) at the time of plan submission shall equate to the minimum portion of the total 10-year tree canopy requirement of the Chapter 122 of the Code that should be met by means of tree preservation. This minimum portion shall be identified in Tree Conservation Plans as the "Tree Preservation Target."

12-0508.1A In order to meet or exceed the site's Tree Preservation Target level, all effort shall be made to design and construct development in a manner that is consistent with the preservation design standards provided in § 12-0402.

12-0508.1B Tree canopy that the Director determines does not or will not meet the pre- and post-development condition standards for trees and forested areas as provided in §§ 12-0403 and 12-0404 shall not be included in areas counting towards meeting the Tree Preservation Target.

12-0508.2 Tree Preservation Target Calculations and Statement. The calculations and statements shall be provided along with the 10-year tree canopy calculations as shown in Table 12.3.

Step	Description	Value
A	Pre-development area of existing tree canopy (from Existing Vegetation Map) =	27,007
B	Percentage of gross site area covered by existing tree canopy =	36%
C	Percentage of 10-year tree canopy required for site (see Table 12.4) =	30%
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	30%
E	Proposed percentage of canopy requirement that will be met through tree preservation =	30%
F	Has the Tree Preservation Target minimum been met?	Provided by G
G	If No for line F, 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.	
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0508.4	
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	

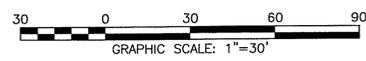
**12-0000 TREE CONSERVATION**

Table 12.10 10-year Tree Canopy Calculation Worksheet

Step	Description	Totals	Reference
<b>A. Tree Preservation Target and Statement</b>			
A1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	30%	see § 12-0508.2 for list of required elements and worksheet
<b>B. Tree Canopy Requirement</b>			
B1	Identify gross site area =	74,381	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage, and other uses =	0	§ 12-0511.1B
B3	Subtract area of exemptions =	0	§ 12-0511.1C(1)
B4	Adjusted gross site area (B1 - B2) =	74,381	through § 12-0511.1C(2)
B5	Identify site's zoning and/or use =	R2	12.4
B6	Percentage of 10-year tree canopy required =	30%	§ 12-0510.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B6) =	22,314	Yes or No
B8	Modification of 10-year Tree Canopy Requirements requested?		Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located		Sheet number
<b>C. Tree Preservation</b>			
C1	Tree Preservation Target Area =	22,314	
C2	Total canopy area meeting standards of § 12-0400 =	27,007	
C3	C2 x 1.25 =	33,759	§ 12-0510.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	0	
C5	C4 x 1.5 =	0	§ 12-0510.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Sight" trees =	0	
C7	C6 x 1.5 to 3.0 =	0	§ 12-0510.3B(2)
C8	Canopy area of trees within Resource Protection Area and 100-year floodplains =	0	
C9	C8 x 1.0 =	0	§ 12-0510.3C(1)
C10	Total of C3, C5, C7 and C9 =	33,759	If area of C10 is less than B7 then remainder of requirement must be met through tree planting - go to D.
<b>D. Tree Planting</b>			
D1	Area of canopy to be met through tree planting (B7-C10) =	0	
D2	Area of canopy planted for air quality benefits =	280	
D3	D2 x 1.5 =	420	§ 12-0510.4B(1)
D4	Area of canopy planted for energy conservation =	0	

**12-0000 TREE CONSERVATION**

Step	Description	Value	Reference
D5	x 1.5 =		§ 12-0510.4B(2)
D6	Area of canopy planted for water quality benefits =	0	§ 12-0510.4B(3)
D7	x 1.25 =		§ 12-0510.4B(3)
D8	Area of canopy planted for wildlife benefits =	0	§ 12-0510.4B(4)
D9	x 1.5 =		§ 12-0510.4B(4)
D10	Area of canopy provided by native trees =	0	§ 12-0510.4B(5)
D11	x 1.5 =		§ 12-0510.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	0	§ 12-0510.4B(6)
D13	x 1.25 =		§ 12-0510.4D(1)
D14	Area of canopy provided through tree seedlings =	0	§ 12-0510.4D(1)
D15	Area of canopy provided through native shrubs =	0	§ 12-0510.4D(1)
D16	Percentage of D14 represented by D15 =	0	Must not exceed 33% of D14
D17	Total of canopy area provided through tree planting =	420	Yes or No
D18	Is an off-site planting relief requested?		Yes or No
D19	Tree Bank or Tree Fund?	No	§ 12-0512
D20	Canopy area requested to be provided through off-site banking or tree fund =	0	
D21	Amount to be deposited into the Tree Preservation and Planting Fund =	0	
<b>E. Total of 10-year Tree Canopy Provided</b>			
E1	Total of canopy area provided through tree preservation (C10) =	33,759	
E2	Total of canopy area provided through tree planting (D17) =	420	
E3	Total of canopy area provided through off-site banking or tree fund =	0	
E4	Total of 10-year Tree Canopy Provided = (E1+E2+E3)	34,179	Total of E1 through E3. Area should meet or exceed area required by B7.

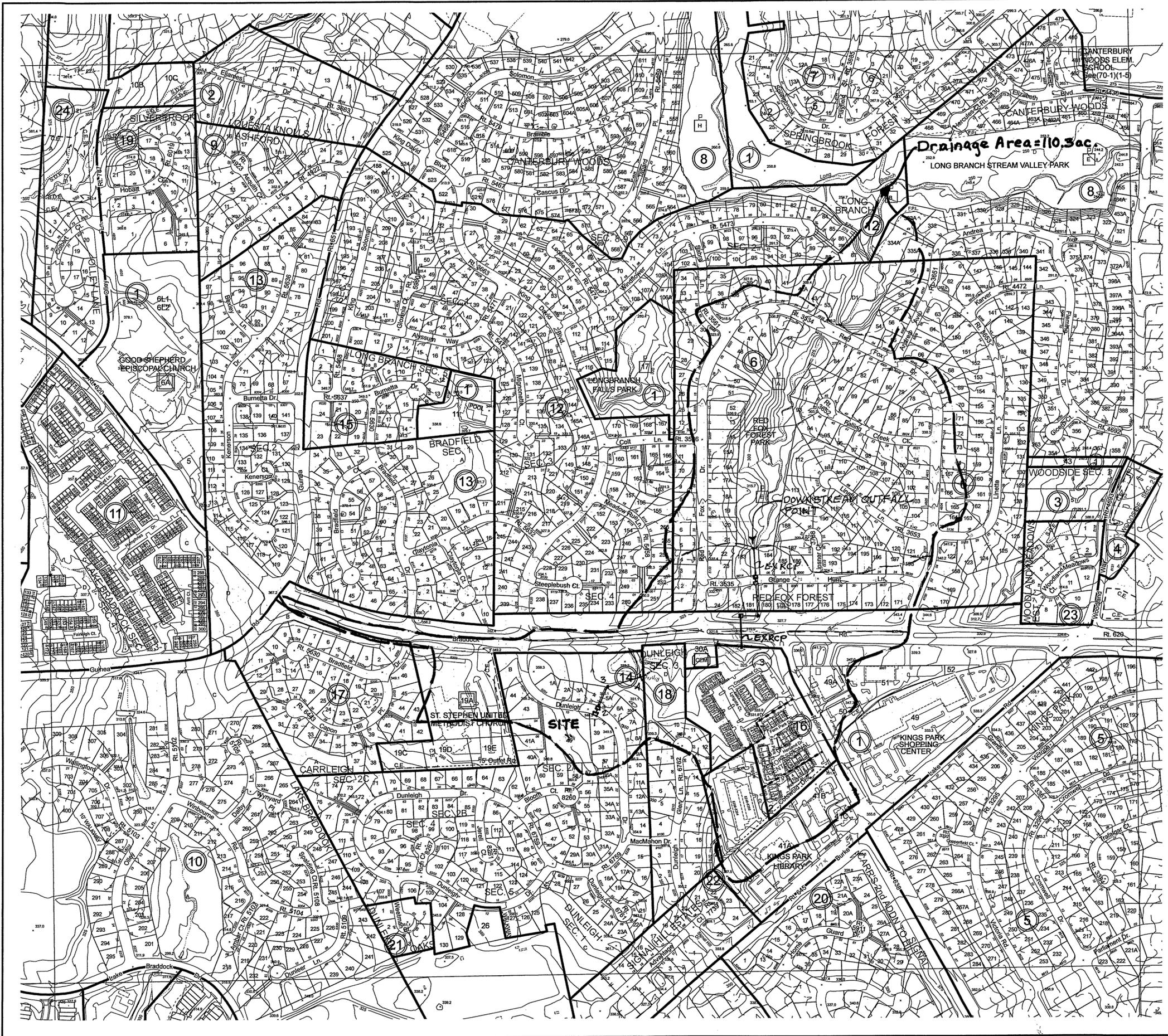


**PACKARD & ASSOCIATES, LLC**  
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16220 FREDERICK ROAD, SUITE 300  
GAITHERSBURG, MARYLAND 20877  
PHONE (301) 208-0250 FAX (301) 208-1270



**LANDSCAPE PLAN**  
PROPOSED LOTS 125 Thru 127  
**DUNLEIGH**  
A RESUBDIVISION OF LOT 45, SECTION ONE  
RECORDED IN DEED BOOK 4845, PAGE 81  
BRADDOCK ELECTION DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 30'  
DRAWN: JDU  
DATE: 8-18-15  
ACAD FILE NAME:  
SHEET 5 of 6



- ① 42.7 ac.
- ② 14.6 ac.
- ③ 43.0 ac.
- ④ 7.00



A Fairfax County, Virginia Publication

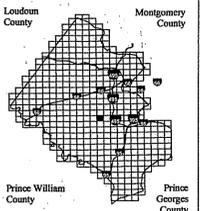


Map file is 50" x 70" based on USGS 1:24,000 scale  
 7.172 meters Contour, Virginia Coordinate System  
 values are of 1983 North Zone in U.S. feet based on  
 NAD 83/99 High Precision GRS Network adjustment.  
 National Geodetic Vertical Datum 1929

**GENERAL NOTES**

**MARINE CLAY DEPOSITS**  
 The limits of the Marine Clay Deposits shown in this map are general in nature and are not to be scaled.

The information contained on this page is NOT to be construed or used as a "legal description". It is not a survey product and not to be used for the design, modification or construction of improvements to real property or for flood plain determination. Fairfax County does not provide any warranty of accuracy or completeness regarding the map information. Any errors or omissions should be reported to the Fairfax County Geographic Information Services Branch of the Department of Information Technology. All users will Fairfax County be liable for any damages, including but not limited to loss of data, lost profits, business interruption, loss of business information or any other pecuniary loss that might arise from the use of this map or information it contains.



**ADMINISTRATIVE INDEX**

69-1	69-2	70-1
69-3	69-4	70-3
78-1	78-2	79-1

**SHEET INDEX**

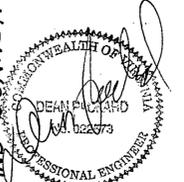
**PROPERTY MAP  
 CONTOUR (3/97)**

**69-4**

Revised to : 07 - 01 - 2011

Prepared by:  
 DEPARTMENT OF INFORMATION TECHNOLOGY  
 Enterprise Services Division  
 Geographic Information Services  
 12000 Government Center Parkway, Suite 117  
 Fairfax, Virginia 22035-0410  
 (703) 324-2712  
 FAX (703) 324-3937

**TOPOGRAPHY AND DOWNSTREAM OUTFALL POINT**  
**SHEET 6 OF 6**



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

**APPLICATION DESCRIPTION**

The applicant, Jaye S. Bawa, requests approval of a Special Exception to permit a waiver of minimum lot width requirements from 100 feet to 25 feet in order to subdivide one R-2 lot into three lots with lot widths of 100, 25, and 135 feet, respectively, along the front property lines adjacent to Dunleigh Drive. The project site consists of one 1.71-acre parcel, located at 5210 Dunleigh Drive, within the R-2 (Residential) Zoning District, which has a maximum density of two dwelling units per acre (du/ac). The proposed density is 1.75 du/ac. The three proposed lots would share a common driveway entrance onto Dunleigh Drive. The reduced lot width is associated with the central shared driveway entrance, which would be located between the two additional proposed lots. The lot with the width of 25 feet at Dunleigh Drive would expand in width to approximately 175 feet at the rear of the lot.

**Aerial View of the Project Site**



A reduced copy of the Special Exception plat is included at the front of this report. Copies of the proposed development conditions, the affidavit, and the applicant's

statement of justification are included in Appendices 1, 2 and 3, respectively. Agency analyses are included in Appendices 4 through 7. The applicable Comprehensive Plan text is included in Appendix 8, and the applicable Zoning Ordinance standards are included in Appendix 9.

## LOCATION AND CHARACTER

### Site Description:

The 1.71-acre site is located on Parcel 69-4 ((14)) 45 at 5210 Dunleigh Drive (on the south side of Dunleigh Drive and approximately 300 feet southeast of the intersection of Dunleigh Drive and Braddock Road). The site contains one single-family detached house with a single-car lower-level garage, a single-car carport, and access from a single driveway onto Dunleigh Drive. The site is generally level with a rise in elevation of approximately 12 feet from the Dunleigh Drive frontage to the southern property line. An area of mature trees is located along the southern property line, generally behind and to the sides of the existing house. The Dunleigh Drive frontage has a concrete sidewalk approximately four feet in width.

**Existing House (view to south)**



A summary of the surrounding land use, zoning, and Comprehensive Plan recommendations is provided in the following table:

<b>SURROUNDING AREA DESCRIPTION</b>			
<b>Direction</b>	<b>Use</b>	<b>Zoning</b>	<b>Comprehensive Plan Recommendation</b>
<b>North</b>	Single-Family Detached houses	R-3	Residential at 2-3 du/ac
<b>East</b>	Single-Family Detached houses	R-3	Residential at 2-3 du/ac
<b>South</b>	Single-Family Detached houses	R-3	Residential at 2-3 du/ac
<b>West</b>	Single-Family Detached houses	R-3	Residential at 2-3 du/ac

## **BACKGROUND**

A rezoning (RZ 76-A-054) was approved on March 7, 1977, which rezoned the area surrounding the site from the RE-0.5 District (One-Family Residential: ½-acre lot size) to the R-3 District (Residential: 3 du/ac). The project site was not included as part of the rezoning. There are no other zoning actions associated with this site.

## **COMPREHENSIVE PLAN PROVISIONS**

**Plan Area:** III  
**Planning District:** Pohick  
**Community Planning Sector:** Main Branch (P2)  
**Plan Map:** Residential at 2-3 du/acre

**FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition, AREA III, Pohick Planning District, Amended through 3-24-2015, P2-Main Branch Community Planning Sector, Page 29:**

*The Land Use Concept for Future Development states that “[t]his entire sector is classified as Suburban Neighborhood. Uses in the sector are generally consistent with the uses outlined for the Suburban Neighborhood category.”*

*The Land Use Recommendations state that “[t]he Main Branch Community Planning Sector is largely developed as stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.”*

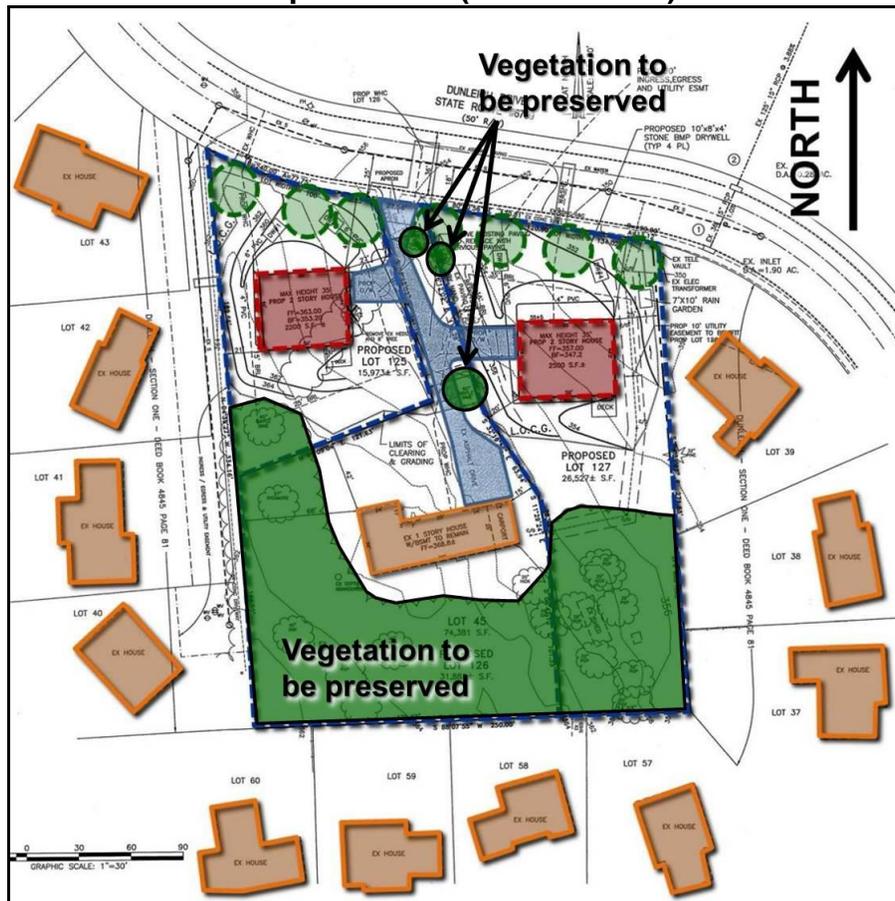
Additional relevant Comprehensive Plan text is included in Appendix 8.

**ANALYSIS**

**Special Exception Plat:** (copy at front of staff report)  
**Title:** Proposed Lots 125 Thru 127, Dunleigh  
**Prepared by:** Packard & Associates, LLC  
**Date:** August 18, 2015  
**Number of Pages:** 6

Proposal: The applicant requests approval of a Special Exception to permit a waiver of minimum lot width requirements from 100 feet to 25 feet in order to subdivide one R-2 lot into three lots with lot widths of 100, 25, and 135 feet, respectively, along the front property lines adjacent to Dunleigh Drive. The project site consists of one 1.71-acre parcel, located at 5210 Dunleigh Drive, within the R-2 (Residential) Zoning District, which has a maximum density of two dwelling units per acre (du/ac). The proposed density is 1.75 du/ac. The three proposed lots would share a common driveway entrance onto Dunleigh Drive. The reduced lot width is associated with the central shared driveway entrance, which would be located between the two additional proposed lots. The lot with the width of 25 feet at Dunleigh Drive would expand in width to approximately 175 feet at the rear of the lot.

**Proposed Plat (view to north)**



The houses have been sited to face Dunleigh Drive, consistent with neighboring properties. The lots have been configured to preserve the forested area along the southern property line. A paved parking area near Dunleigh Drive would be removed. The northern half of the asphalt driveway would be removed and replaced with pervious paving. The portion of the driveway closest to Dunleigh Drive would be widened and realigned in accordance with VDOT recommendations for shared driveways. The private driveway for Lot 127 (the eastern lot) has been sited to avoid a large tree in the center of the site. Street trees would be planted along the Dunleigh Drive frontage. The applicant has also committed to Green Building certification for the two proposed houses.

### Proposed Lot Configuration and General House Locations (view to south)



Access and Parking: Four parking spaces would be available for each lot. The two proposed houses would have two spaces available within the garages and two within each private driveway. The existing house would continue to have one space available in the 1-car garage; one space available in the 1-car carport; and two spaces available within the driveway. The applicant proposes a total of 12 parking spaces, which is in excess of the six spaces required. Additionally, the shared driveway entrance onto Dunleigh Drive would be widened from approximately 10 feet to 20 feet and realigned to be perpendicular to Dunleigh Drive, in accordance with VDOT standards for shared use driveways.

## **Land Use Analysis**

The subject property is designated as Residential (2-3 du/ac) on the Comprehensive Plan Land Use Map. The project site is surrounded by a stable residential neighborhood with single-family detached housing zoned R-3.

Infill development is anticipated to be of a compatible use, type, and intensity as the surrounding neighborhood (Fairfax County Comprehensive Plan, 2013 Edition, Area III, Pohick Planning District, Amended through 3-24-2015, P2 – Main Branch Community Planning Sector, Page 29).

The proposed use would be of the same type of housing as the surrounding development and would have a density of approximately 1.75 du/ac, which is less than that of the surrounding neighborhood, which has a density of approximately 2.9 du/ac.

Staff concludes that the proposed development is of a compatible use, type, and intensity as the surrounding development and is in harmony with the Comprehensive Plan.

## **Transportation Analysis (Appendix 4)**

VDOT staff evaluated the proposal and had the following comments:

- The entrance for these lots will need to conform to the VDOT Low Volume Commercial Entrance standard;
- Runoff from the site is required to be intercepted prior to entering the public right-of-way; and
- The proposed utilities should connect to those just to the west of the site and avoid open cuts within the existing public roadway. Combined lines could also be used prior to the connection to the main lines.

The applicant proposes a driveway entrance designed per the VDOT Low Volume Commercial Entrance standard. A development condition is proposed, which requires compliance with the entrance standard while allowing the applicant the flexibility to adjust the width, if necessary, during subdivision review.

The applicant proposes drywells and a rain garden as Best Management Practices (BMPs) to intercept runoff prior to entering the public right-of-way.

The applicant has consolidated utility lines to the extent feasible. A development condition is proposed, which would allow the applicant the flexibility to adjust the location of utility lines during the subdivision review process in order to consolidate lines and minimize disturbance within the public right-of-way.

Staff finds that transportation issues associated with the application have been adequately addressed.

### **Environmental Analysis (Appendix 5)**

An objective of the Policy Plan is to prevent and reduce pollution of the surface and groundwater resources through better site design and low impact development (LID) techniques, which may include the following:

- Minimizing the amount of impervious surface created;
- Siting buildings to encourage tree preservation; and
- Using innovative (BMPs) and infiltration techniques.

Policy Plan objectives also include the conservation and restoration of tree cover and the design and construction of buildings and associated landscapes to use energy and water resources efficiently.

Environment and Development Review Branch staff of DPZ reviewed the application and noted that the property falls within the Accotink Creek Watershed. Staff noted that the applicant has employed several practices to capture and treat site runoff. These practices include four infiltration drywells and a raingarden. Additionally, a paved parking area near Dunleigh Drive would be removed and the northern half of the asphalt driveway would be removed and replaced with pervious paving. Notes on the Special Exception Plat indicate that the stormwater management system will be consistent with the current stormwater management requirements. Final determination would be made at Subdivision Review.

Staff recommended that the applicant work with the Urban Forest Management Division (UFMD) of DPWES to preserve as many of the trees as possible and to avoid the root systems of the existing trees to be preserved.

Finally, staff recommended that the applicant commit to the attainment of Green Building certification, to include either the EarthCraft House designation or the 2012 National Green Building Standard using the Energy Star Qualified Homes path for energy performance.

In response to staff recommendations, the applicant has sited the new houses along the property frontage to avoid disturbance to the stand of existing trees within the southern portion of the site and a large tree in the center of the site along the existing driveway. Additionally, the applicant has agreed to a development condition for the attainment of Green Building certification through either the EarthCraft House designation or the 2012 National Green Building Standard using the Energy Star Qualified Homes path for energy performance.

Staff finds that environmental issues associated with the application have been adequately addressed.

### **Urban Forest Management Analysis (Appendix 6)**

UFMD staff reviewed the application and noted the presence of a wooded area along the southern property boundary, a 40-inch caliper red maple centrally located to the east of the existing driveway, a hedgerow, which cuts diagonally from the southwest to northeast, and several smaller trees along the property frontage. Given the presence of high quality tree resources, staff recommended that the applicant provide a Tree Conservation Plan as part of the plan review process.

In response to staff comments, the applicant has sited the private driveway for Lot 127 to avoid the red maple; proposed a row of street trees along the northern property frontage; committed to a development condition for a Tree Conservation Plan; delineated the limits of clearing and grading to avoid the tree stand at the southern end of the lot; and identified several scattered trees for preservation. Staff feels that these actions would promote the preservation of the existing vegetation at the southern end of the lot and would increase the tree canopy along the property frontage. Staff concludes that all landscaping and tree preservation requirements have been adequately addressed.

### **Stormwater Management Analysis (Appendix 7)**

DPWES reviewed the application and noted the following:

- During development, the natural drainage divide shall be honored;
- Water quality controls must be satisfied, per the Public Facilities Manual (PFM);
- Stormwater detention requirements must be met, per County regulations;
- The applicant must demonstrate how the concentrated stormwater flow will be released; and
- The project must demonstrate how adequate outfall requirements will be met.

In response, the applicant has updated the plans to address staff comments regarding water quality controls, detention, concentrated flow, and outfall. Staff notes that the development would have no impacts to the drainage divide, which is located to the rear of the property. Staff concludes that stormwater management requirements have been adequately addressed.

### **Sanitary Sewer Analysis**

DPWES staff noted that the proposed request would be located in the Accotink Creek watershed and sewered in the Noman M. Cole Pollution Control Plant, which has excess capacity.

### **Parks Analysis**

Park Authority staff determined that the application bears no adverse impact to

the land, resources, facilities, or service levels of the Park Authority.

## ZONING ANALYSIS

### Lot Size Requirements, Bulk Regulations, and Parking

R-2 Lot Requirements and Parking (Sect. 3-206, Sect. 3-207, Sect. 3-208, & Sect. 11-103)		
Standard	Required	Provided
Average Lot Area	18,000 sq. ft.	24,794 sq. ft.
Min. Lot Area	15,000 sq. ft.	15,973 sq. ft.
Min. Lot Width	100 feet	Lot 125 - 100 feet Lot 126 – 25 feet <sup>1</sup> Lot 127 – 135 feet
Max. Building Height	35 feet	35 feet
Front Yard	35 feet	Lot 125 – 35 feet Lot 126 – 160 feet <sup>2</sup> Lot 127 - 35 feet
Side Yard	15 feet	15 feet
Rear Yard	25 feet	Lot 125 – 25 feet Lot 126 – 85 feet Lot 127 – 168 feet
Maximum Density	2 du/acre	1.75 du/acre
Parking	6 spaces	12 spaces (2 in driveway; 2 in garage/carport)

<sup>1</sup> The applicant is requesting a waiver of the minimum lot width requirements for Lot 126 from 100 to 25 feet.

<sup>2</sup> The front of the house on Lot 126 is 42 feet from the rear lot line of Lot 125.

### Section 9-006 - General Standards

All special exception uses shall satisfy the following general standards:

*General Standard 1* requires that the proposed use at the specified location be in harmony with the adopted Comprehensive Plan. The proposed uses are of a compatible use, type, and intensity as the surrounding development. Staff concludes that the proposal is in harmony with the Comprehensive Plan. This standard has been met.

*General Standard 2* requires that the proposed use be in conformance with the general purpose and intent of the applicable zoning district regulations. Section 3-201 of the Zoning Ordinance states, in part, that “[t]he R-2 District is

established to provide for single family detached dwellings at a density not to exceed two (2) dwelling units per acre.” The applicant proposes the development of two additional single-family detached houses at a total density of 1.75 du/ac, as anticipated by the Zoning Ordinance. The proposed development meets the general standard.

*General Standard 3* requires that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size, and height of buildings, structures, walls, and fences, and the nature and extent of screening, buffering, and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof. The development has been designed to be compatible with the surrounding community through the orientation of the houses toward Dunleigh Drive, the preservation of existing vegetation, the planting of street trees, and on-site infiltration practices and would not adversely impact the surrounding uses.

*General Standard 4* requires that the proposed use be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood. Pedestrian and vehicular traffic would continue to use the existing transportation facilities and connections. The traffic generated by the use is not expected to be hazardous or conflict with the neighborhood traffic.

*General Standards 5, 6 and 7* require landscaping, screening, open space, adequate utility, drainage, parking, loading, and other necessary facilities to serve the proposed use to be regulated in accordance with the Zoning Ordinance. Adequate landscaping, screening, open space, utilities, drainage facilities, and parking are available or proposed to serve the use. Staff feels that this standard has been met.

*General Standard 8* states that signs shall be regulated by the provisions of Article 12 and that the Board may impose more strict requirements for a given use than those set forth in the Zoning Ordinance. As a residential use, no signs are proposed as part of this application.

### **Section 9-610 - Provisions for Waiving Minimum Lot Size Requirements**

All special exceptions for a waiver of the minimum lot width requirement for an R District shall satisfy the following provisions:

*Provision 1* requires that the lot has not been reduced in width or area since the effective date of the Zoning Ordinance to a width or area less than required by the Ordinance. The subject has not been previously reduced in width or area since the effective date of the Zoning Ordinance. This provision has been met.

*Provision 2* requires that the applicant demonstrate that the waiver results in a development that preserves existing vegetation, topography, historic resources and/or other environmental features; provides for reduced impervious surface; maintains or improves stormwater management systems; and/or similar demonstrable impact. The proposal would preserve the majority of the existing vegetation, including the high-quality plants along the southern boundary. In addition, the proposal would augment the vegetation through the planting of street trees; commit to a tree preservation plan; incorporate pervious pavement for the majority of the driveway; commit to Green Building certification for the new structures; and incorporate infiltration measures for runoff, including drywells and a rain garden. This provision has been met.

*Provision 3* requires a demonstration that the development of the subject lot will not have any deleterious effect on the existing or planned development of adjacent properties or on area roadways. The surrounding properties have been previously developed. The proposal is at a lesser density than the surrounding uses and is not expected to adversely impact those properties. The proposal has reviewed by VDOT and would meet the driveway entrance standard. This provision has been met.

*Provision 4* states that the waiver shall be approved only if the remaining provisions of this Ordinance can be satisfied. The proposal would satisfy the remaining provisions of the Zoning Ordinance, to include lot size requirements, bulk regulations, parking, and tree preservation. This provision has been met.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

The proposed waiver of the minimum lot width and associated development of two additional single-family detached houses has been designed to be compatible with the surrounding uses; would preserve the existing vegetation to the extent feasible; would meet Green Building certification; would incorporate water infiltration measures; and would incorporate pedestrian and vehicular connections to the existing transportation facilities.

Given these factors, staff concludes that the proposed use would be in harmony with the Comprehensive Plan and the applicable Zoning Ordinance provisions.

### **Recommendation**

Staff recommends approval of SE 2015-BR-011, subject to the proposed development conditions in Appendix 1.

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

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

## **APPENDICES**

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Transportation Analysis - VDOT
5. Environmental Analysis – DPZ/PD
6. Urban Forest Management Analysis – DPWES/UFMD
7. Stormwater Management Analysis – DPWES/SDID
8. Comprehensive Plan Excerpts
9. Applicable Zoning Ordinance Standards
10. Glossary of Terms

**PROPOSED DEVELOPMENT CONDITIONS**

SE 2015-BR-011  
September 1, 2015

If it is the intent of the Board of Supervisors to approve Special Exception SE 2015-BR-011, located at Tax Map 69-4 ((14)) 45, to permit a waiver of minimum lot width requirements, pursuant to Section 9-601 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the special exception (SE) plat entitled "Proposed Lots 125 Thru 127, Dunleigh," prepared by Packard and Associates, LLC, dated August 18, 2015, consisting of 6 sheets, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. Building footprint areas may be shifted and/or modified within the Building Restriction Lines, provided that building footprint areas are not substantially increased; the limits of clearing and grading are strictly observed; and the critical root zones, as defined by the Urban Forest Management Division (UFMD) for trees to be preserved, are avoided.
5. Accessory uses may be established on the lots in accordance with the provisions of Article 10 of the Zoning Ordinance.
6. The construction of chimneys, patios, bay windows, eaves, and HVAC units shall be in compliance with Article 2 of the Zoning Ordinance.
7. Decks shown on the SE plat may be enclosed and shifted within the rear yards and within the Building Restriction Lines. In addition, open decks may be constructed within the rear yards and within the Building Restriction Lines.
8. Parking must be adequate to accommodate the parking of two cars adjacent to each garage/carport in each private driveway without obstructing the shared portion of the driveway.

9. Any conversion of garages that will preclude the parking of vehicles within the garages shall be prohibited. A covenant setting forth this restriction shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the Board of Supervisors. Prospective purchasers shall be advised of this use restriction, in writing, prior to entering into a contract of sale. The driveway provided for each unit shall be a minimum of seventeen (17) feet in width and twenty (20) feet in length from the garage door to the shared driveway. Garages shall be designed to accommodate a minimum of two (2) vehicles.
10. Landscape plantings shall be in general conformance with the SE plat. Alternative locations may be selected, subject to the review and approval of UFMD, provided that a minimum of four (4) trees are planted along the Dunleigh Drive frontage. All landscaping provided shall be native to the Middle Atlantic region, to the extent feasible, and shall be non-invasive, as determined by UFMD.
11. The Applicant shall provide a Tree Conservation Plan with the first and any subsequent submissions of the Subdivision Plan. The Tree Conservation Plan shall consist of the following elements:
  - a. The location and type of tree protection devices to be provided, as well as information, specifications, and graphical details relating to the timing, installation, and maintenance of tree protection fencing.
  - b. A tree preservation narrative to describe specific practices used to preserve existing trees. Such practices may include, but are not limited to, crown pruning, mulching, and root pruning.
  - c. All site engineering and layout information matching information provided in the associated special exception plat as required by PFM 12-0501.1A.
12. Soils in which impervious surfaces were removed shall be restored and remediated to support plant growth to the satisfaction of UFMD to include the incorporation of adequate organic materials and the creation of adequate void spaces for air and water. Remediation of these soils shall include the removal of all paving and gravel sub-base materials, the aeration of the soils to a depth of 12 inches through tilling or air excavation, and the incorporation of at least 12 inches of high quality topsoil mixed with organic matter into the remaining soils, with the exception of within critical root zones, which are to be preserved, in order to minimize impacts to roots.
13. Driveway pavement shall be removed by hand under the direct supervision of a Certified Arborist or Registered Consulting Arborist within the critical root zones of existing vegetation to be preserved. The critical root zones shall be covered with a one-inch to two-inch layer of organic compost and then mulched immediately after removing asphalt and watered in so that any exposed roots are not allowed to dry out, or protected using another method, as reviewed and approved by UFMD.

14. An ingress-egress easement shall be recorded prior to Subdivision Plan approval across the portion of the driveway for Lot 126 that accommodates access to Lot 125 and Lot 127. Parking shall also be prohibited within this area.
15. The driveway entrance shall be designed per the VDOT Low Volume Commercial Entrance standard. Minor modifications to the driveway width and curvature may be permitted in accordance with Par. 4 of Sect. 9-004 of the Zoning Ordinance without the need for a Special Exception Amendment.
16. New dwelling units shall be constructed to achieve one of the following:
  - a. Certification in accordance with the EarthCraft House Program as demonstrated through documentation provided to DPWES and the Environment and Development Review Branch of DPZ prior to the issuance of a RUP for each dwelling; or
  - b. Certification in accordance with the 2012 National Green Building Standard (NGBS) using the ENERGY STAR® Qualified Homes path for energy performance, as demonstrated through documentation submitted to DPWES and the Environment and Development Review Branch of DPZ from a home energy rater certified through Home Innovation Research Labs that demonstrates that the dwelling unit has attained the certification prior to the issuance of the RUP for the dwelling unit.
17. The location of utility lines may be adjusted during the subdivision review process in order to consolidate lines and minimize disturbance within the public right-of-way without the need for a Special Exception Amendment, provided that the limits of clearing and grading are strictly observed and the critical root zones for trees to be preserved, as defined by UFMD, are avoided.
18. All lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.

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

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant himself shall be responsible for obtaining the required Residential Use Permits through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning

Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested, and an explanation of why additional time is required.

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: 8/3/15  
 (enter date affidavit is notarized)

I, Dean Packard, do hereby state that I am an  
 (enter name of applicant or authorized agent)

129021a

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

in Application No.(s): SE 2015-BR-011  
 (enter County-assigned application number(s), e.g. SE 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 are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
Dean Packard Packard + Associates, LLC	16220 Frederick Rd #300 Gaithersburg MD 20877	<b>Engineer/Agent</b>
Jaye Bawa	5210 Dunleigh Dr Burke VA 22015	<b>Owner/Applicant</b>
Reena Bawa	5210 Dunleigh Dr Burke VA 22015	<b>owner/Applicant</b>
Phil Parsons	602 Pheasant St Gaithersburg MD 20878	<b>Agent</b>

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: 8/3/15  
(enter date affidavit is notarized)

129021a

for Application No. (s): SE 2015-BR-011  
(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:

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

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

Dean Packard  
Packard + Associates LLC  
16220 Frederick Road #300  
Gaithersburg MD 20877

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)

Dean Packard

(check if applicable)  There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit 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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: 8/3/15  
(enter date affidavit is notarized)

129021a

for Application No. (s): SE 2015-BR-011  
(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, and number, street, city, state, and zip code)

n/a

(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**)

n/a

(check if applicable)  There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit 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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: 8/3/15  
(enter date affidavit is notarized)

129021 a

for Application No. (s): SE 2015-BR-011  
(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 "Special Exception Attachment to Par. 2" form.

Application No.(s): SE 2015-BR-011  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL EXCEPTION AFFIDAVIT**

129021a

DATE: 8/3/15  
(enter date affidavit is notarized)

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 "Special Exception 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.

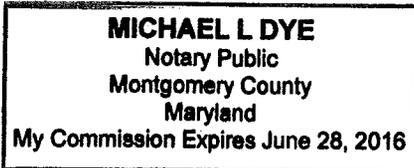
WITNESS the following signature: Dean Packard  
(check one) [ ] Applicant  Applicant's Authorized Agent

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

Subscribed and sworn to before me this 3rd day of August, 2015, in the State/Comm. of Maryland, County/City of Montgomery.

[Signature]  
Notary Public

My commission expires: June 26, 2016



FEB 10 2015

Zoning Evaluation Division

## JUSTIFICATION STATEMENT

The property is located at 5210 Dunleigh Drive, Burke, VA. It is all of Lot 45 in the subdivision known as Dunleigh, being 74,381 s.f. in size. When the Dunleigh Subdivision was developed, the entire property was rezoned to R-3 except for the property this original house was located on. The property surrounding this existing house was created as Lot 45 and the original zoning of R-2 was retained on this lot only.

The current owners wish to re-subdivide the property into three lots, building a house on one of the lots for themselves and having their children live in the existing house and in the other proposed house. Therefore, the proposed use is single family detached residential, with the same zoning and use that exists on the property today. There are no uses proposed other than those permitted in the R-2 zone for single family houses. The proposed use confirms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, or, if any waiver, exception or variance is sought by the applicant from such ordinances, regulations, standards and conditions, such shall be specifically noted with the justification for such modification. The proposed operations are consistent with what is normally permitted with the single family residential use.

The Bawa's (owners) met with the adjoining homeowners to discuss this project with them and received a positive response to their proposed application. We also contacted the Dunleigh Homeowner's Association and met with them at their monthly meeting. We answered all of their questions and received support to proceed with our application to subdivide the property into three lots.

The total street frontage across the property is 261.68'. According to the zoning ordinance in the R-2 zone, each lot must have a minimum frontage of 100'. Therefore, to subdivide the property into three lots, a special exception must be granted to reduce the frontage on one of the lots to be less than 100'. This variation of the zoning ordinance is the subject of this special exception application, review, hearings and approval process.

We feel the request is justified because the width of Lot 45 is the sole limiting factor for development of the property. The owners wish to keep the existing house and keep all of the significant trees on the property. Without rezoning, the property could be subdivided into four lots, where the owner only wishes to divide the property into three. The existing driveway shall be maintained. The proposed additional two lots shall join the existing driveway, recorded as a proposed joint ingress, egress and utility easement.

Upon a personal site inspection and discussions with the record owner, currently having resided on the property for many years, there are no hazardous or toxic substances as set forth in Title

40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Virginia Department of Environmental Quality Hazardous Waste Management Regulations; and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280; to be generated, utilized, stored, treated, and/or disposed of on site and the size and contents of any existing or proposed storage tanks or containers.

Given the early stages of planning for this development, there is not a builder, nor are there any architectural plans. In speaking with the applicant and witnessing what they presented to the neighborhood citizens association, the two proposed houses on the property shall be two story, colonial houses of similar style, construction and appearance to the houses in the neighborhood. The applicants noted to the association that the houses will have facades of brick and neutral colored siding, they will be designed consistent with newer colonial homes, marketed and sold in the local area. The association indicated their consent, noting that 1980's and 1990's style houses have evolved somewhat but the applicants and neighbors agreed that they should be as compatible as possible. There were discussions about the height and there was a consensus to keep the houses as low as possible, considering the new designs with 9' ceilings and higher pitched roofs.

The proposed houses shall be built to minimize the grading, all utilities exist in Dunleigh Drive and the proposed development will be compatible and consistent with the existing surrounding lots and houses. Therefore, with the above noted information considered, we wish that this special exception application to modify the width of one of the proposed lots to be less than 100', be granted.



# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

CHARLES A. KILPATRICK, P.E.  
COMMISSIONER

4975 Alliance Drive  
Fairfax, VA 22030  
July 8, 2015

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

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

**Subject:** SE 2015-BR-011 Bawa  
Tax Map # 69-4((14))0045

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 June 18, 2015, and received on June 22, 2015. The following comments are offered and remain the same as the last submittal:

1. The entrance for these lots will need to conform to the VDOT Low Volume Commercial Entrance standard.
2. The proposed utilities should connect to those just to the west of the site and avoid open cuts within the existing public roadway. Combined lines could also be used prior to the connection to the main lines.
3. Runoff from the site is required to be intercepted prior to entering the public right of way.

Please note it is impossible for us to provide comments within one day of receiving submittals for review. This request was received on June 22 and comments were requested by June 23. This did not make it to my desk by this time. If you have any questions, please call me.

cc: Ms. Angela Rodeheaver  
fairfaxspex2015-BR-011se2Bawa7-8-15BB



# County of Fairfax, Virginia

## MEMORANDUM

DATE: August 11, 2015

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

**FROM:** Denise M. James, Chief *DM James*  
Environment and Development Review Branch, DPZ

**SUBJECT:** Environmental Assessment: SE 2015-BR-011  
5210 Dunleigh Drive

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Special Exception application (SE) revised through July 22, 2015. The extent to which the application addresses applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in harmony with Plan policies.

### COMPREHENSIVE PLAN CITATIONS:

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

The Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, page 7-8 states:

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

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements...

Policy 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 cluster development when designed to maximize protection of ecologically valuable land. . . .
- 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.
- Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas and steep slopes. . . .
- 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. ”

The Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, page 10 states:

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

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

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

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

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices. . . .”

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

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

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

- Environmentally-sensitive siting and construction of development;
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*);
- Optimization of energy performance of structures/energy-efficient design;
- Use of renewable energy resources;
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products;
- Application of best practices for water conservation, such as water efficient landscaping and innovative wastewater technologies, that can serve to reduce the use of potable water and/or reduce stormwater runoff volumes;
- Reuse of existing building materials for redevelopment projects;

- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris;
- Use of recycled and rapidly renewable building materials;
- Use of building materials and products that originate from nearby sources;
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials;
- Reuse, preservation and conservation of existing buildings, including historic structures;
- Retrofitting of other green building practices within existing structures to be preserved, conserved and reused;
- Energy and water usage data collection and performance monitoring;
- Solid waste and recycling management practices; and
- Natural lighting for occupants.

Encourage commitments to implementation of green building practices through certification under established green building rating systems for individual buildings (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design for New Construction [LEED-NC®] or the U.S. Green Building Council's Leadership in Energy and Environmental Design for Core and Shell [LEED-CS®] program or other equivalent programs with third party certification). An equivalent program is one that is independent, third-party verified, and has regional or national recognition or one that otherwise includes multiple green building concepts and overall levels of green building performance that are at least similar in scope to the applicable LEED rating system. Encourage commitments to the attainment of the ENERGY STAR® rating where available. Encourage certification of new homes through an established residential green building rating system that incorporates multiple green building concepts and has a level of energy performance that is comparable to or exceeds ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs. . . .

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

## **ENVIRONMENTAL ASSESSMENT**

This section identifies the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the county’s remaining natural amenities.

The applicant seeks special exception approval for a waiver of minimum lot width on a 74,381 square foot (1.71 acre) lot in order to build two additional 2 single-family homes. The applicant proposes to retain the existing home, resulting in a total of three lots at a density of 1.75 dwelling units per acre on land which is zoned R-2 Zoning District.

**Water Quality, Water Protection and Best Management Practices:** The subject property falls within the Accotink Creek Watershed. The stormwater management narrative indicates that runoff from the new homes will be captured and treated by 4 infiltration dry wells to which the downspouts on the new homes will be connected in order to catch the first flush of rainfall. In addition, this application proposes to install a rain garden and pervious pavement driveways for the two new homes. The stormwater narrative further notes that a portion of the existing driveway is to be removed and replaced with pervious pavement.

The outfall narrative describes that runoff from the subject property discharges northeast of the site and ultimately drains into the Long Branch floodplain. The engineer for the applicant states that the runoff from the subject property will be conveyed to an adequate stream channel and pipe system capable of conveying the 10 year storm. If the application is approved, the proposed stormwater management/best management practice measures and outfall adequacy will be subject to further review and approval by the Department of Public Works and Environmental Services (DPWES).

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

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

**Tree Preservation/Restoration:** The subject property is characterized by a significant number of healthy deciduous trees. The applicant is encouraged to work with the Urban Forestry Management Division of DPWES to identify and preserve as many of the existing tree specimens as possible and to protect such trees and the respective root systems during land disturbance and construction of the new homes.

**Green Building Practices:** Policy Plan guidance includes recommendations for Green Building certification for new residential zoning proposals. To address the green building policy in the Comprehensive Plan, the applicant should commit to the attainment of Earthcraft House or the 2012 National Green Building Standard using the ENERGY STAR® Qualified Homes path for energy performance for the proposed new homes to be demonstrated prior to the issuance of the residential use permit for each dwelling. The applicant is working with staff to resolve this issue.

DMJ/MAW



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** June 30, 2015

**TO:** Joe Gorney, Staff Coordinator  
Department of Planning and Zoning

**FROM:** Samantha Wangsgard, Urban Forester II  
Forest Conservation Branch, DPWES 

**SUBJECT:** Dunleigh Section 1, Lot 45. SE 2015-BR-011

The following comments are based on a review of the resubmission of the Application for a Special Exception, SE 2015-BR-011, date stamped as received by the Department of Planning and Zoning on June 16, 2015. A site visit and subsequent meeting with the applicant were held as part of the first submission of the application in May 2015.

Based on all tree and landscape related comments having been addressed from the May 18, 2015 memo from the Urban Forest Management Division (UFMD) and no additional comments having been generated in the resubmission, the UFMD recommends approval of this application subject to the following recommended development condition:

“The Applicant shall provide a Tree Conservation Plan with the first and any subsequent submissions of the Site Plan. The Tree Conservation Plan shall consist of the following elements:

- a. The location and type of tree protection devices to be provided, as well as information, specifications, and graphical details relating to the timing, installation and maintenance of tree protection fencing.
- b. A tree preservation narrative to describe specific practices used to preserve existing trees. Such practices include, but are not limited to crown pruning, mulching, and root pruning.
- c. All site engineering and layout information matching information provided in the associated special permit plat as required by PFM 12-0501.1A.”

Should you have any additional questions, please feel free to contact me at 703-324-1770.

SW/

UFMDID #: 200880

cc: DPZ File

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





# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** May 19, 2015

**TO:** Joe Gorney, Senior 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 # SE 2015-BR-011; 2267-ZONA-003-1; Tax Map #069 4 14  
0045; Braddock District

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

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area on this site.

Floodplain

There is a no regulated floodplain on this site.

Downstream Drainage Complaints

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

Drainage Diversion

During the development, the natural drainage divide shall be honored. If natural drainage divides cannot be honored, a drainage diversion justification narrative must be provided. The increase and decrease in discharge rates, volumes, and durations of concentrated and non-concentrated Stormwater runoff leaving a development site due to the diverted flow shall not have an adverse impact (e.g., soil erosion; sedimentation; yard, dwelling, building, or private structure flooding; duration of ponding water; inadequate overland relief) on adjacent or downstream properties. (PFM 6-0202.2A)



### Water Quality Control

Water quality controls must be satisfied for this development (PFM 6-0401.2). The plan indicates that drywells will be used to meet water quality requirements of SWMO Chapter 124-4-4-3.

*Please provide the following water quality related additional information on the SE plat:*

1. *VRRM site data and water quality compliance spreadsheets.*
2. *BMP foot print should be shown on the plan.*
3. *An infiltration test result that shows a minimum of 0.5 in/hr to qualify to use drywell for BMP purpose.*
4. *Is there any existing BMP on site?*
5. *How are you meeting BMP requirements for each lot? PFM 6-0303.7*

### Stormwater Detention

Unless waived by the Director, the postdevelopment peak flow for the 2-year 24-hour storm event shall be released at a rate that is equal to or less than the predevelopment peak flow rate from the 2-year 24-hour storm event and the postdevelopment peak flow for the 10-year 24-hour storm event shall be released at a rate that is less than or equal to the predevelopment peak flow rate from the 10-year 24-hour storm event. SWMO 124-4-4.D.

*Please provide the following detention related additional information on the SE plat:*

1. *Plan Sheet#3 states that the original plan was approved with C-factor of 0.45. Please provide supporting documents.*
2. *Is there any existing offsite or onsite detention facility serving for this property?*
3. *How are you meeting detention requirements for each lot? PFM 6-0303.7*

### Water Quantity Control

The applicant shall provide a narrative and a summary of computations to demonstrate how the concentrated stormwater flow will be released into a stormwater conveyance system and shall meet criteria (1), (2) or (3) of 124-4-4B, where applicable, from the point of discharge to a point to the limits of analysis in Section 124-4-4(b)(5) as demonstrated by use of acceptable hydrologic and hydraulic methodologies during site plan review.

The applicant shall provide a narrative and a summary of computations to demonstrate how the concentrated stormwater flow shall be released into a stormwater conveyance system and shall meet criteria subsections (1), (2), or (3) of 124-4-4C, where applicable, from the point of discharge to a point to the limits of analysis in Section 124-4-4(c)(5) as demonstrated by use of acceptable hydrologic and hydraulic methodologies during site plan review.

The details of the hydrological and hydraulic computations will be reviewed during site plan/sub division plan review.

Downstream Drainage System

*Please provide the following adequate outfall related additional information on the SE plat:*

- 1. Description of how the adequate outfall requirements of the Public Facilities Manual will be satisfied.*
- 2. A description of the existing outfall conditions, including any existing ponds or structures in the outfall area. The outfall area shall include all land located between the point of discharge from the property that is located farthest upstream, down to the point where the drainage area of the receiving watercourse exceeds 100 times the area of that portion of the property that drains to it or to a floodplain that drains an area of at least 1 square mile, whichever comes first.*

cc: Don Demetrius, Chief, Watershed Projects Evaluation Branch, SPD, DPWES  
Fred Rose, Chief, Watershed Planning & Assessment Branch, SPD, DPWES  
Bijan Sistani, Chief, South Branch, SDID, DPWES  
Zoning Application File

## COMPREHENSIVE PLAN EXCERPTS

**FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition, AREA III, Pohick Planning District, Amended through 3-24-2015, P2-Main Branch Community Planning Sector, Page 29**

### CONCEPT FOR FUTURE DEVELOPMENT

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

### RECOMMENDATIONS

#### Land Use

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

**FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition, POLICY PLAN, Land Use, Amended through 4-29-2014, Pages 5-6**

### COUNTYWIDE OBJECTIVES AND POLICIES LAND USE PATTERN

**“Objective 8: Fairfax County should encourage a land use pattern that protects, enhances and/or maintains stability in established residential neighborhoods.**

**Policy a.** Protect and enhance existing neighborhoods by ensuring that infill development is of compatible use, and density/intensity, and that adverse impacts on public facility and transportation systems, the environment and the surrounding community will not occur.

**Policy b.** Discourage commercial development within residential communities unless the commercial uses are of a local serving nature and the intensity and scale is compatible with surrounding residential uses.

**Policy c.** Discourage the consolidation of residential neighborhoods for redevelopment that is incompatible with the Comprehensive Plan.

**Policy d.** Implement programs to improve older residential areas of the county to enhance the quality of life in these areas.

**Policy e.** Encourage land owners within residential conservation and revitalization areas to contribute to the funding of these efforts.”

**LAND USE COMPATIBILITY**

**“Objective 14: Fairfax County should seek to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses.**

**Policy a.** Locate land uses in accordance with the adopted guidelines contained in the Land Use Appendix.

**Policy b.** Encourage infill development in established areas that is compatible with existing and/or planned land use and that is at a compatible scale with the surrounding area and that can be supported by adequate public facilities and transportation systems.

**Policy c.** Achieve compatible transitions between adjoining land uses through the control of height and the use of appropriate buffering and screening.

**Policy d.** Employ a density transfer mechanism to assist in establishing distinct and compatible edges between areas of higher and areas of lower intensity development, to create open space within areas of higher intensity, and to help increase use of public transportation at Transit Station Areas.

**Policy e.** Stabilize residential neighborhoods adjacent to commercial areas through the establishment of transitional land uses, vegetated buffers and/or architectural screens, and the control of vehicular access.

**Policy f.** Utilize urban design principles to increase compatibility among adjoining uses.

**Policy g.** Consider the cumulative effect of institutional uses in an area prior to allowing the location of additional institutional uses.

**Policy h.** Utilize landscaping and open space along rights-of-way to minimize the impacts of incompatible land uses separated by roadways.

**Policy i.** Minimize the potential adverse impacts of the development of frontage parcels on major arterials through the control of land use, circulation and access.

**Policy j.** Use cluster development as one means to enhance environmental preservation when the smaller lot sizes permitted would compliment [sic] surrounding development.

**Policy k.** Provide incentive for the preservation of EQCs by allowing a transfer of some density potential on the EQC area to less sensitive portions of a site. The development allowed by the increase in effective density on the non-EQC portion of the site should be compatible with surrounding area's existing and/or planned land use. It is expressly intended that in instances of severely impacted sites (i.e. sites with a very high proportion of EQC), density/intensity even at the low end of a range may not be achievable.

**Policy l.** Regulate the amount of noise and light produced by nonresidential land uses to minimize impacts on nearby residential properties.”

## ZONING ORDINANCE EXCERPTS

### 9-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

## **9-610 Provisions for Waiving Minimum Lot Size Requirements**

The Board may approve, either in conjunction with the approval of a rezoning or as a special exception, the waiving of the minimum district size and/or lot width requirement for an R District, except for all cluster subdivisions, the minimum lot area and/or lot width requirements for a C district or the minimum district size requirement for the C-9 District, and the minimum district size, lot area and/or lot width requirements for an I district, but only in accordance with the following:

1. Such lot has not been reduced in width or area since the effective date of this Ordinance to a width or area less than required by this Ordinance.
2. The applicant shall demonstrate that the waiver results in a development that preserves existing vegetation, topography, historic resources and/or other environmental features; provides for reduced impervious surface; maintains or improves stormwater management systems; and/or similar demonstrable impact.
3. It shall be demonstrated that development of the subject lot will not have any deleterious effect on the existing or planned development of adjacent properties or on area roadways.
4. Such waiver shall be approved only if the remaining provisions of this Ordinance can be satisfied.

**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		