



**APPLICATION ACCEPTED:** December 15, 2014  
**PLANNING COMMISSION:** December 10, 2015  
**BOARD OF SUPERVISORS:** Not yet scheduled

## County of Fairfax, Virginia

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**November 24, 2015**

### **STAFF REPORT**

**APPLICATION RZ/FDP 2014-HM-024**

**HUNTER MILL DISTRICT**



**APPLICANT:** George Family Property Development, LLC

**EXISTING ZONING:** R-C (Residential Conservation) – 5.02 acres  
R-1 (Residential, 1 du/ac) – 15.06 acres

**PROPOSED ZONING:** PDH-2 (Planned Development Housing, 2 du/ac)

**PARCELS:** 28-4 ((1)) 19, 19A, 21, 21B, 25, 25A, 25C

**SITE ACREAGE:** 20.08 acres

**PLAN MAP:** Residential, 1 – 2 du/ac

**PROPOSAL:** To rezone from the R-C and R-1 Districts to the PDH-2 District to permit a total of 21 single-family detached dwellings at a density of 1.05 dwelling units per acre (du/ac)

### **STAFF RECOMMENDATIONS:**

Staff recommends approval of RZ 2014-HM-024, subject to the execution of proffers consistent with the draft proffers contained in Appendix 1.

Staff recommends approval of FDP 2014-HM-024, subject to the proposed development conditions contained in Appendix 2 and the Board of Supervisors' approval of the associated rezoning and Conceptual Development Plan.

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

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Carmen Bishop, AICP

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

The approval of this 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.

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.



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).



**NOTES**

1. THE PROPERTIES DELINEATED ON THIS PLAN ARE LOCATED ON FAIRFAX COUNTY CADASTRAL MAP No. 28-4 (11). PARCELS 19, 19A, 21, 21B, 25, 25A, AND 25C ARE CURRENTLY ZONED R-C AND R-1.
2. THE PROPERTIES SHOWN HEREON ARE CURRENTLY IN THE NAMES OF JDA CUSTON HOMES, INC. DEED BOOK 2905 AT PAGE 241, AS TO PARCEL 19, DAVID H. ABBOT TRUSTEE, DEED BOOK 1931 AT PAGE 2049, AS TO PARCEL 19A, GEORGE FAMILY PROPERTY DEVELOPMENT LLC, DEED BOOK 2204 AT PAGE 304, AS TO PARCEL 21, AND DEED BOOK 2204 AT PAGE 311, AS TO PARCEL 21B, OTTO GUTENSON, TRUSTEE, DEED BOOK 2207 AT PAGE 1533, AS TO PARCEL 25, AND DEED BOOK 2207 AT PAGE 1530, AS TO PARCEL 25A, AND DEED BOOK 2207 AT PAGE 1540, AS TO PARCEL 25C. ALL RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA. THE APPLICANT IS GEORGE FAMILY PROPERTY DEVELOPMENT, LLC.
3. THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD SURVEY BY THIS FIRM PERFORMED ON JANUARY 26, 2012, FEBRUARY 29, 2012, JANUARY 10, 2013 AND NOVEMBER 13, 2013.
4. TITLE REPORTS FURNISHED BY STEWART TITLE & ESCROW, INC., FILE NUMBERS 1200098 (PORTION OF PARCEL 21B) AND 1200094 (PARCEL 21), BOTH WITH AN ISSUE DATE OF JANUARY 31, 2012. REPORT OF TITLE FURNISHED BY NORTHERN VIRGINIA LAND TITLE, INC., NULT ORDER #13-0286 (PARCEL 19), DATED OCTOBER 29, 2013, AND NULT ORDER #13-0287 (PARCEL 25C), DATED OCTOBER 31, 2013.
5. THE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD SURVEY BY THIS FIRM PERFORMED ON JANUARY 26, 2012, JANUARY 10, 2013 AND NOVEMBER 15, 2013. THE VERTICAL DATUM IS REFERENCED TO NGVD 29. THE CONTOUR INTERVAL IS TWO (2) FEET.
6. PORTIONS OF THE PROPERTY SHOWN HEREON LIE WITHIN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DELINEATED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 5105R0146E, DATED SEPTEMBER 17, 2010. PORTIONS OF A FLOODPLAIN ARE LOCATED ON THE PROPERTY PER A STUDY APPROVED BY FAIRFAX COUNTY, 2604-PP-02-2. ANY DWELLING SHALL BE 8' ABOVE AND 15' FROM THE FLOODPLAIN. TO APPLY FOR ANY FUTURE MODIFICATIONS OF FPM DESIGN CRITERIA AT THE TIME OF SUBDIVISION PREPARATION PROVIDED THE MODIFICATIONS ARE INSUBSTANTIAL CONFORMANCE WITH THE CTRP.
7. ALL CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY AND NOT EXCEPT AS REQUESTED HEREIN. THE APPLICANT RESERVES THE RIGHT TO APPLY FOR ANY FUTURE MODIFICATIONS OF FPM DESIGN CRITERIA AT THE TIME OF SUBDIVISION PREPARATION PROVIDED THE MODIFICATIONS ARE INSUBSTANTIAL CONFORMANCE WITH THE CTRP.
8. EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION AS PER REQUIREMENTS OF THE STATE OF VIRGINIA AND THE CODE OF FAIRFAX COUNTY.
9. LAND DESIGN CONSULTANTS, INC. (LDC) IS NOT AWARE OF ANY UTILITY EASEMENTS WHICH EXIST ON THE SUBJECT PROPERTY WITH A WIDTH OF 25 FEET OR MORE.
10. ALL UTILITIES INSTALLED AS PART OF THIS PROJECT SHALL BE PLACED UNDERGROUND. THE UTILITY LOCATIONS SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING. LIMITS OF CLEARING AND GRADING SHALL BE IN GENERAL CONFORMANCE WITH THOSE SHOWN HEREON.
11. AIR QUALITY PERMITS SHALL BE OBTAINED, IF REQUIRED, AND PROVIDED PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION.
12. THE SITE WILL BE SERVED BY PUBLIC WATER FROM THE TOWN OF VIENNA AND SANITARY SEWER FROM FAIRFAX COUNTY. SANITARY SEWER SERVICE SHALL BE PROVIDED BY INDIVIDUAL LATERAL CONNECTIONS.
13. A RESOURCE PROTECTION AREA (RPA), AS FIELD VERIFIED BY ECS, LTD., DOES EXIST ON THE PROPERTY. PLEASE SEE SHEET 2. A RESOURCE MANAGEMENT AREA (RMA) ALSO EXISTS ON THE SUBJECT PROPERTY. AN RPA DELINEATION PLAN (2604-RPA-001) WAS APPROVED ON 1-18-2013. AN RPA DELINEATION PLAN (2604-RPA-002) WAS APPROVED ON 7-13-2015.
14. THE COMPREHENSIVE PLAN REQUIRES DEVELOPMENT OF THE PROPERTY AS RESIDENTIAL AT A DENSITY OF 1-2 DWELLING UNITS PER ACRE. THE PROPOSED DENSITY OF 1.10 DU/ACRE MEETS THE INTENT OF THE COMPREHENSIVE PLAN. THE SITE DESIGN, DENSITY, ADJOINING USES AND PROPOSED PRESERVATION WILL ENHANCE THIS PROPERTY AND WILL MEET THE APPLICABLE CRITERIA FOR STAFF REVIEW.
15. IN ACCORDANCE WITH THE FAIRFAX COUNTY TRAILS PLAN, A TRAIL IS NOT REQUIRED ON THE SUBJECT PROPERTY. A 6' WOOD CHIP TRAIL, TYPE VII IS PROPOSED FROM THE TERMINUS OF THE S.W. ACCESS ROAD TO PROVIDE ACCESS TO THE TRAILS AT WOLF TRAIL.
16. LDC IS NOT AWARE OF ANY BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.
17. CRIM DELL LAKE AND WINDING CREEK LAKE ON THE SUBJECT PROPERTY ARE EXISTING OUTLET ROADS IN EASEMENTS AND NOT CURRENTLY IN THE STATE MAINTENANCE SYSTEM AND ARE NOT SHOWN ON THE VDOT 6 YEAR PLAN OR COUNTYWIDE TRANSPORTATION PLAN TO BE MAINTAINED OR IMPROVED. THESE OUTLET ROADS WILL BE VACATED IN CONJUNCTION WITH THE SUBDIVISION PLAN AND RECORD PLAN AND ALTERNATIVE ACCESS PROVIDED TO ADJACENT PROPERTIES AS SHOWN ON SHEET 2. CRIM DELL LAKE, WHICH WAS PERVIOUSLY DEDICATED AS RIGHT-OF-WAY PER D.B. 15290, PG. 441, WILL BE EXTENDED INTO THE SUBJECT PROPERTY AS SHOWN. CRIM DELL LAKE WILL BE PUBLICLY MAINTAINED. THE PROPOSED SHARED DRIVEWAYS SHALL BE PRIVATELY MAINTAINED BY THE INDIVIDUAL HOMEOWNERS TO WHOM IT AFFORDS ACCESS.
18. AN ENVIRONMENTAL QUALITY CORRIDOR (EQC) AS DEFINED IN THE ADOPTED COMPREHENSIVE PLAN DOES EXIST ON THE SUBJECT PROPERTY. PLEASE SEE SHEET 2. THE COMPONENTS OF A MAXIMUM DENSITY REDUCTION DO NOT EXIST ON SITE.
19. LDC DOES NOT BELIEVE ANY HAZARDOUS OR TOXIC SUBSTANCES HAVE BEEN GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF OR HAVE BEEN OBSERVED ON THE SUBJECT PROPERTY.
20. DEVELOPMENT OF THIS PROJECT, INCLUDING BUT NOT LIMITED TO THE PROPOSED ROADS, UTILITIES, STORMWATER MANAGEMENT FACILITY AND HOUSES, SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF OWNER/DEVELOPER.
21. A GEOTECHNICAL REPORT SHALL BE SUBMITTED FOR REVIEW BY FAIRFAX COUNTY CONCURRENTLY WITH THE FINAL SUBDIVISION PLAN, IF REQUIRED.
22. ALL DIMENSIONS ARE APPROXIMATE AND TYPICAL HOUSE FOOTPRINTS SHOWN MAY BE MODIFIED PROVIDED THAT MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THE CTRP AND THE MINIMUM YARDS ARE PROVIDED.
23. THE APPLICATION HAS BEEN DESIGNED WITH THE PRIMARY FOCUS OF CREATING A DEVELOPMENT THAT IS SIMILAR TO ADJACENT DEVELOPMENTS AND WILL MINIMIZE ADVERSE EFFECTS TO ADJACENT PROPERTY OWNERS. THE APPLICANT WILL BE PRESERVING NATURAL FEATURES ON SITE AS SHOWN ON SHEET 2 AND ORIENT THE PROPOSED HOUSES INTERMEDIATELY TO THE SITE. THE APPLICANT WILL NOT PRECLUDE DEVELOPMENT OF ADJACENT PARCELS. THE APPLICANT WILL ENSURE THAT THE POST DEVELOPMENT RUNOFF IS LESS THAN THE PRE DEVELOPMENT RUNOFF.
24. TREE PRESERVATION AND PERIPHERAL LANDSCAPING, AS SHOWN ON THE CTRP, WILL PROVIDE ADEQUATE MEASURES OF SCREENING AND PROVIDE AN AVENUE TO THE PROPOSED AND ADJACENT LOTS.
25. OWNERSHIP AND MAINTENANCE OF PARCELS A AND B AS DEPICTED ON THE CDP, SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATIONS. STORM WATER MANAGEMENT PRACTICES FACILITIES WILL BE LOCATED ON PARCEL A TO MEET WATER QUANTITY AND THE WATER QUALITY REQUIREMENTS FOR THE PROPOSED SUBDIVISION. THESE FACILITIES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OWNING PARCEL A.
26. MINOR ADJUSTMENTS TO THE LOT LINES AND UTILITY LOCATIONS SHALL BE PERMITTED IN ACCORDANCE WITH THE FINAL GRADING AND UTILITY LAYOUT AND SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THAT PROVIDED HEREIN.
27. EXISTING STRUCTURES ON PARCELS 19 AND 19A CONSTRUCTED IN 1977 AND THE HOUSE ON PARCEL 19A SHALL REMAIN. EXISTING STRUCTURE ON PARCEL 21B CONSTRUCTED IN 1975 AND SHALL REMAIN. EXISTING STRUCTURE ON PARCEL 25 CONSTRUCTED IN 1993 AND SHALL REMAIN. SEE NOTE 28.
28. LOCATION OF EXISTING STRUCTURES ON OFFSITE PROPERTIES ARE APPROXIMATE AND FROM INFORMATION OF RECORD.
29. THE EXISTING HOUSES ON PROPOSED LOTS 1, 10 AND 19 MAY REMAIN AT THE DISCRETION OF THE PROPERTY OWNERS. IN THE EVENT THESE HOUSES ARE REMOVED, A NEW HOUSE OR ADDITIONS TO THE EXISTING HOUSES MAY BE CONSTRUCTED ON EACH LOT IN A MANNER SIMILAR TO THOSE PROPOSED WITH THIS DEVELOPMENT WITHIN THE LIMITS OF THE MINIMUM YARDS ESTABLISHED HEREIN.
30. ANY EXISTING EASEMENTS IN THE PROPOSED RIGHT-OF-WAY WILL BE VACATED AND/OR QUICLAIMED BY SEPARATE PLAN IN CONJUNCTION WITH THE SUBDIVISION PLAN FOR THE SUBJECT PROPERTY.
31. THE PROPERTY MAY BE DEVELOPED IN PHASES, WITH EITHER PHASE 1 OR PHASE 2 PROCEEDING FIRST.
32. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT A TENNIS COURT OR OTHER ACCESSORY STRUCTURES ON LOT 1 IN ACCORDANCE WITH THE ZONING ORDINANCE.

**WAIVERS AND MODIFICATIONS**

1. THE APPLICANT WILL SUBMIT A REQUEST TO VDOT TO MAINTAIN THE MULTIPLE CONNECTIONS IN MULTIPLE DIRECTIONS REQUIREMENT DUE TO THE DEVELOPED NATURE OF THE SURROUNDING COMMUNITY.
2. THE APPLICANT RESPECTFULLY REQUESTS PERMISSION TO ENGRAIN INTO THE RESOURCE PROTECTION AREA AS SHOWN ON SHEET 2. A SEPARATE RPA DESCRIPTION PER CHAPTER 16-5-1(8) AND 16-5-3(A) OF THE COUNTY CODE AND WATER QUALITY IMPACT ANALYSIS PER CHAPTER 16-4-1 OF THE COUNTY CODE WILL BE PROVIDED IN CONJUNCTION WITH THE SUBDIVISION PLAN WHICH WILL PROVIDE JUSTIFICATION FOR THIS REQUEST FOR THE TRAIL, STONY & SANITARY SEWER ENGRAVCHMENTS.
3. THE APPLICANT RESPECTFULLY REQUESTS PERMISSION TO ENGRAIN INTO THE FLOODPLAIN AS SHOWN ON SHEET 2 PER SECTION 2-402(7) OF THE ZONING ORDINANCE. A SEPARATE LETTER OF PERMISSION WILL BE SUBMITTED IN CONJUNCTION WITH THE SUBDIVISION PLAN.
4. THE APPLICANT RESPECTFULLY REQUESTS A WAIVER OF SECTION 7-000-8(C) OF THE PUBLIC FACILITIES MANUAL, WHICH REQUIRES A GREATER CUL-DE-SAC RADIUS WHEN THE CUL-DE-SAC IS FURTHER THAN 600 FEET FROM AN INTERIOR CROSS CONNECTION. CRIM DELL LAKE IS PROPOSED TO BE APPROXIMATELY 1,000 LINEAR FEET IN LENGTH.

**TABULATIONS (TOTAL SITE)**

SITE AREA = 1974,847 SF OR 45.20 ACRES  
 EXISTING ZONING = R-C AND R-1  
 PROPOSED ZONING = PDH-2  
 PROPOSED USE = SINGLE FAMILY DETACHED MAXIMUM BUILDING HEIGHT PROVIDED = 35 FEET  
 MAXIMUM BUILDING HEIGHT PROVIDED = 35 FEET  
 AVERAGE LOT SIZE REQUIRED = NONE  
 AVERAGE LOT SIZE PROVIDED = 4,255,200 SF  
 MINIMUM LOT SIZE REQUIRED = NONE  
 MINIMUM LOT SIZE PROVIDED = 111,600 SF  
 MINIMUM LOT WIDTH REQUIRED = NONE  
 MINIMUM YARDS:  
 REQUIRED: NONE  
 PROVIDED: FRONT YARD: 25'  
 SIDE YARD: 12'  
 REAR YARD: 25'  
 OPEN SPACE REQUIRED: 174,970 SF (20%)  
 OPEN SPACE PROVIDED: 1291,000 SF (33%) (PASSIVE OPEN SPACE)  
 PARKING:  
 REQUIRED (2 SPACES/UNIT ON PUBLIC STREET) = 42 SPACES  
 PROVIDED (4 SPACES/UNIT) = 64 SPACES  
 TOTAL PARKING PROVIDED = 64 SPACES  
 DENSITY:  
 PERMITTED (40 UNITS) = 2.00 DU/AC  
 PROPOSED (21 UNITS) = 1.05 DU/AC

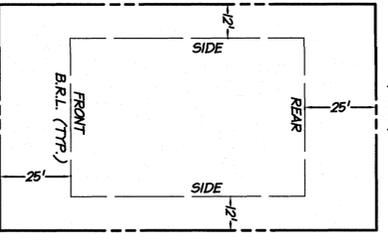
**TABULATIONS (PHASE 1)**

(PROPOSED LOTS 1-16 AND PARCEL A)  
 PHASE AREA = 1463,483 SF OR 33.20 ACRES  
 AVERAGE LOT SIZE REQUIRED = NONE  
 AVERAGE LOT SIZE PROVIDED = 421,200 SF  
 MINIMUM LOT SIZE REQUIRED = NONE  
 MINIMUM LOT SIZE PROVIDED = 111,600 SF  
 MINIMUM LOT WIDTH REQUIRED = NONE  
 OPEN SPACE REQUIRED: 180,700 SF (20%)  
 OPEN SPACE PROVIDED: 1282,100 SF (40%) (PASSIVE OPEN SPACE)  
 PARKING:  
 REQUIRED (2 SPACES/UNIT ON PUBLIC STREET) = 32 SPACES  
 PROVIDED (4 SPACES/UNIT) = 64 SPACES  
 TOTAL PARKING PROVIDED = 64 SPACES  
 DENSITY:  
 PERMITTED (30 UNITS) = 2.00 DU/AC  
 PROPOSED (16 UNITS) = 1.07 DU/AC

**TABULATIONS (PHASE 2)**

(PROPOSED LOTS 17-21 AND PARCEL B)  
 PHASE AREA = 1221,364 SF OR 28.08 ACRES  
 AVERAGE LOT SIZE REQUIRED = NONE  
 AVERAGE LOT SIZE PROVIDED = 139,300 SF  
 MINIMUM LOT SIZE REQUIRED = NONE  
 MINIMUM LOT SIZE PROVIDED = 124,700 SF  
 MINIMUM LOT WIDTH REQUIRED: NONE  
 OPEN SPACE REQUIRED: 144,300 SF (20%)  
 OPEN SPACE PROVIDED: 128,400 SF (13%) (PASSIVE OPEN SPACE)  
 PARKING:  
 REQUIRED (2 SPACES/UNIT ON PUBLIC STREET) = 10 SPACES  
 PROVIDED (4 SPACES/UNIT) = 20 SPACES  
 TOTAL PARKING PROVIDED = 20 SPACES  
 DENSITY:  
 PERMITTED (10 UNITS) = 2.00 DU/AC  
 PROPOSED (5 UNITS) = 0.98 DU/AC

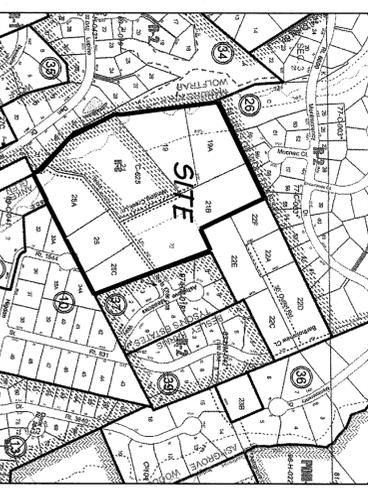
**TYPICAL LOT DETAIL**  
(N.T.S.)



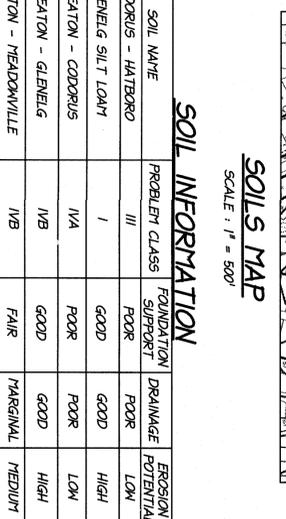
**PUBLIC STREET**

IN ACCORDANCE WITH SECTION 2-412 OF THE ZONING ORDINANCE, ANY OPEN DECK WITH NO PART OF ITS FLOOR HIGHER THAN 4" ABOVE FINISHED GROUND LEVEL MAY EXTEND INTO THE SIDE YARD 5' BUT NOT CLOSER THAN 5' TO ANY SIDE LOT LINE AND INTO THE REAR YARD 20' BUT NOT CLOSER THAN 5' TO ANY SIDE OR REAR LOT LINE.  
 IN ACCORDANCE WITH SECTION 2-412 OF THE ZONING ORDINANCE, ANY OPEN DECK WITH ANY PART OF ITS FLOOR HIGHER THAN 4" ABOVE FINISHED GROUND LEVEL THAT NOT EXTEND INTO A SIDE YARD AND THAT EXTEND 12" INTO A REAR YARD, BUT NOT CLOSER THAN 5' TO ANY REAR LOT LINE AND NOT CLOSER THAN A DISTANCE EQUAL TO THE MINIMUM REQUIRED SIDE YARD TO THE SIDE LOT LINE.  
 THIS DETAIL IS ILLUSTRATIVE AND ALL MINIMUM YARDS SHALL BE IN ACCORDANCE WITH THOSE DEPICTED ON THE CTRP/DP.

**VICINITY MAP**  
SCALE: 1" = 500'



**SOILS MAP**  
SCALE: 1" = 500'



**SOIL INFORMATION**

SOIL #	SOIL NAME	PROBLEM CLASS	FOUNDATION SUPPORT	DRAINAGE	EROSION POTENTIAL
30	CODRUS - HATBORO	III	POOR	POOR	LOW
39	GLENBEG SILT LOAM	I	GOOD	GOOD	HIGH
103	WHEATON - CODRUS	I	POOR	POOR	LOW
104	WHEATON - GLENBEG	I	POOR	POOR	LOW
105	WHEATON - GLENBEG	I	GOOD	GOOD	HIGH
107	WHEATON - MEADOWVILLE	I	FAIR	MARGINAL	MEDIUM

**SHEET INDEX**

1. COVER SHEET
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- 4B. TREE PRESERVATION NARRATIVE AND DETAILS
- 4C. OVERALL LANDSCAPE PLAN
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- 4F. ARCHITECTURE & DETAILS
- 4G. STORMWATER MANAGEMENT INFORMATION
- 5-5B.

**LDC**  
 UNLOCKING YOUR LANDS POTENTIAL  
 4855 DAISY REID AVENUE, SUITE 201  
 WOODBRIDGE, VIRGINIA 22192  
 PH: 703-680-4585 FX: 703-680-4775

**GEORGE ASSEMBLAGE**

HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

**COVER SHEET**

DATE	DESIGN NO.	DESCRIPTION	REVIEW BY	APPROVED DATE
4/15	MM	STAFF COMMENTS		
8/15	MM	STAFF COMMENTS		

REVISION APPROVED BY: \_\_\_\_\_

ENGINEER \_\_\_\_\_

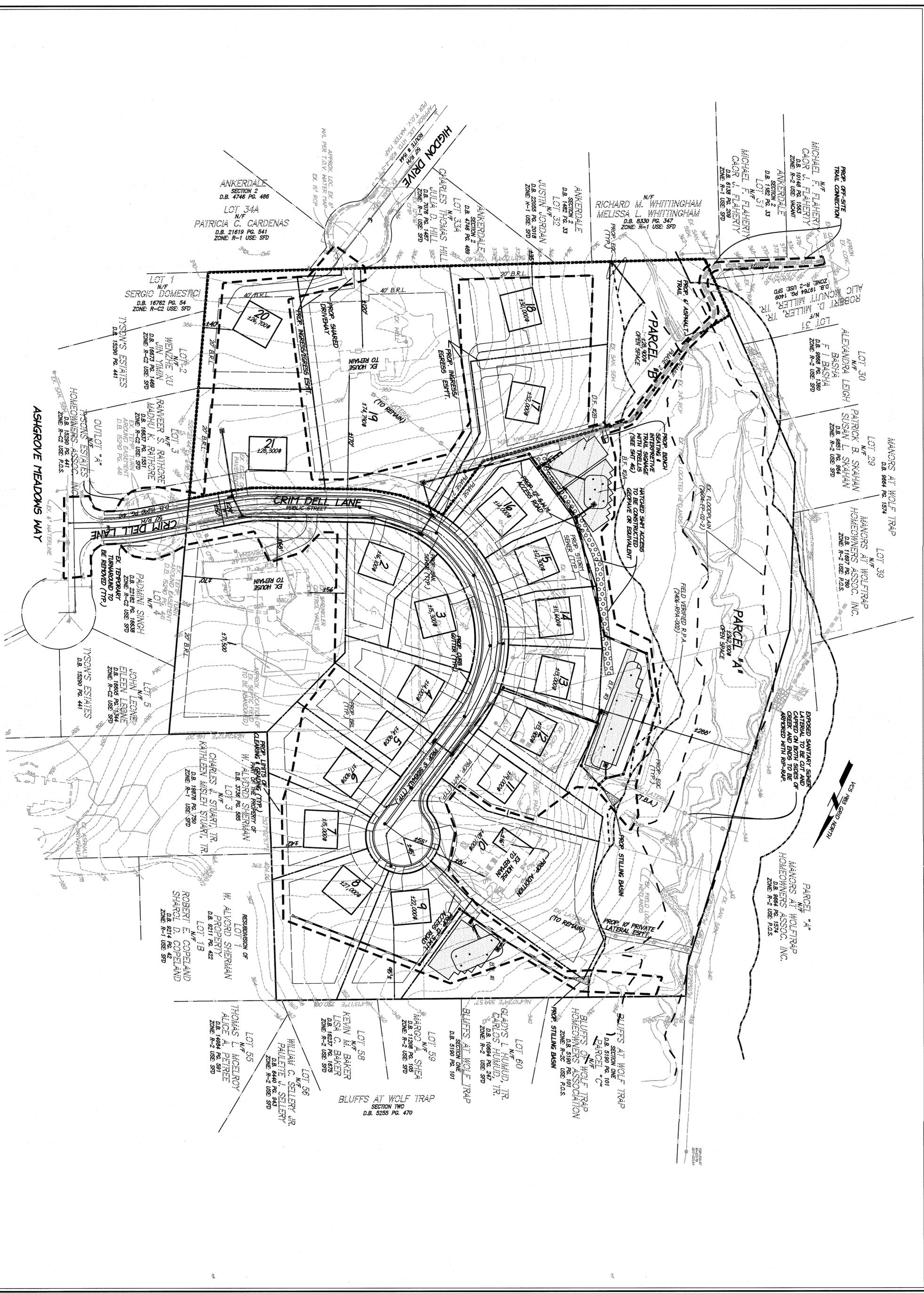
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ANY CHANGES WILL BE INDICATED BY A REVISION.

**LAND SURVEYOR**  
 M. J. MANSFIELD  
 LICENSE NO. 109  
 VIRGINIA

SCALE: N/A

SHEET 1 OF 5

DATE: NOVEMBER, 2014  
 DRAFTER: CHECK:  
 KVA JTT  
 FILE NUMBER: 1323-1-0-3108



DATE: NOVEMBER 2014	SHEET 2 OF 5	SCALE: 1" = 60'
DRAWN: KMM	CHECK: TTY	FILE NUMBER: 1323-V-3-308
DATE: 11/17/15	DESIGN NO. 1	DESCRIPTION: STAFF COMMENTS
DATE: 11/17/15	DESIGN NO. 2	DESCRIPTION: STAFF COMMENTS
DATE: 11/17/15	DESIGN NO. 3	DESCRIPTION: STAFF COMMENTS
DATE: 11/17/15	DESIGN NO. 4	DESCRIPTION: STAFF COMMENTS
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DATE: 11/17/15	DESIGN NO. 19	DESCRIPTION: STAFF COMMENTS
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**GEORGE ASSEMBLAGE**

HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

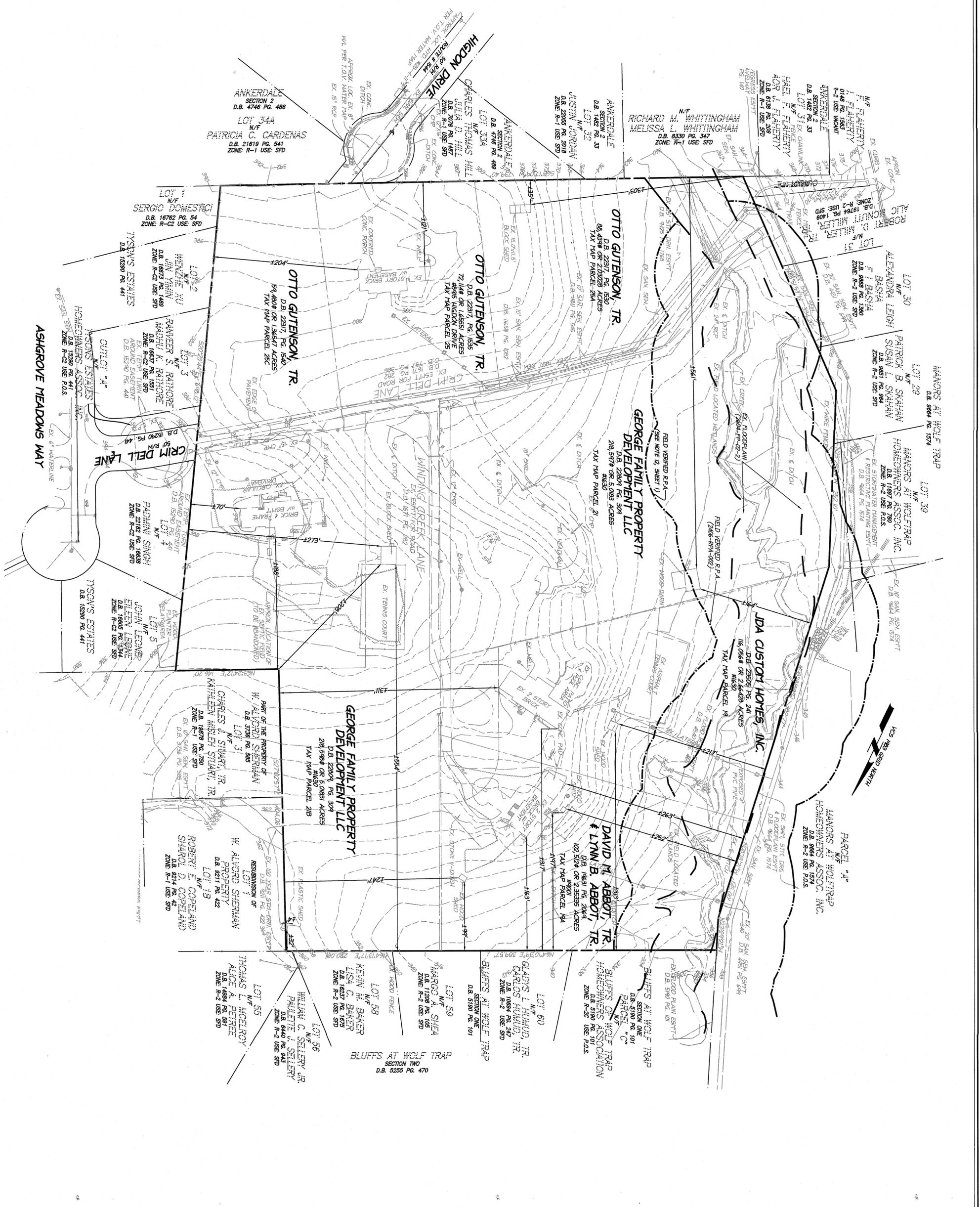
**CONCEPTUAL/FINAL DEVELOPMENT PLAN**

**LDC**

UNLOCKING YOUR LANDS POTENTIAL

4585 DAISY REID AVENUE, SUITE 201  
WOODBRIDGE, VIRGINIA 22192  
PH: 703-680-4585 FX: 703-680-4775

- LEGEND**
- IRP IRON PIPE FOUND
  - IRPS IRON PIPE SET
  - PFC PAUL FOUND
  - PCS PAUL SET
  - FFS FINISHED FLOOR
  - WELL
  - GWY GUY WIRE
  - SAV SANITARY TANK/VOL
  - OVERHEAD UTILITY
  - WIRE FENCE
  - METAL FENCE
  - CHAINLINK FENCE
  - WOOD FENCE
  - MIR CONDITONER
  - UTILITY POLE
  - LAMP POST
  - MAIL BOX
  - UTILITY FEDERAL SIGN



DATE	NO.	DESCRIPTION	REVIEW BY	APPROVED DATE
10/21/16	1	BLDG. DIM ADDED		

DATE DESIGN: 10/21/16  
 DATE APPROVED: 11/10/16  
 ENGINEER: [Signature]  
 REVIEWER: [Signature]  
 APPROVED: [Signature]

**GEORGE ASSEMBLAGE**

HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

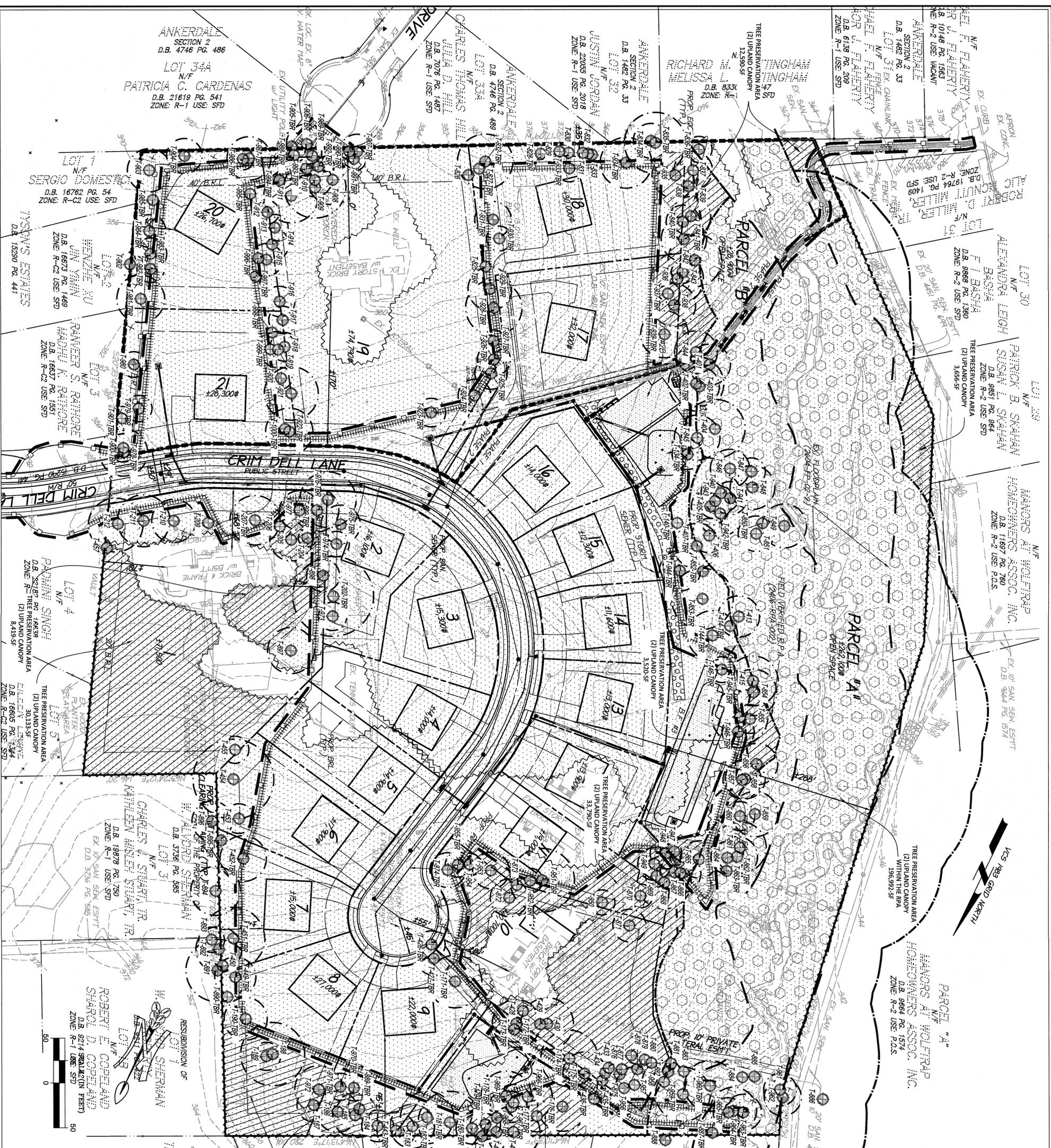
**EXISTING CONDITIONS PLAN**

**LDC**

UNLOCKING YOUR LANDS POTENTIAL

4585 DAISY REID AVENUE, SUITE 201  
 WOODBRIDGE, VIRGINIA 22192  
 PH: 703-680-4585 FX: 703-680-4775





**LEGEND**

- TREELINE
- EXISTING CANOPY (2) UPLAND CANOPY (785,796-SF)
- LONGTERM SUCCESSIONAL FOREST
- TREE PRESERVATION AREA (2) UPLAND CANOPY (196,992-SF)
- LONGTERM SUCCESSIONAL FOREST WITH RPA BUFFER
- TREE PRESERVATION AREA (2) UPLAND CANOPY (120,908-SF)
- LONGTERM SUCCESSIONAL FOREST
- CRITICAL ROOT ZONE (CRZ)
- TREE LOCATION
- TREE PROTECTION FENCE
- ROOT PRUNING
- SHIFTS AT HOLF TRAP
- SHIFTS AT HOLF TRAP
- SHIFTS AT HOLF TRAP

**NOTES:**

1. SHARED TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.
2. \*TREES WITHIN THE TREE PRESERVATION AREA DESIGNATED FOR REMOVAL SHALL BE REMOVED ONLY BY HAND AND WITHOUT THE USE OF HEAVY MACHINERY.

**PREPARED BY:** T. M. BAKER, D.B. 16237 PG. 1675, ZONE: R-1 USE: SFD

**DESIGNED BY:** T. M. BAKER, D.B. 16237 PG. 1675, ZONE: R-1 USE: SFD

**CHECKED BY:** T. M. BAKER, D.B. 16237 PG. 1675, ZONE: R-1 USE: SFD

**DATE:** 10/6/2015

**PROJECT:** TREE PRESERVATION & PROTECTION PLAN

**SCALE:** 1" = 50'

**SHEET:** 44 OF 5

**REVISIONS:**

DATE	REVISIONS
10/6/15	ISSUED

**PROJECT DATE:** 02/04/2015

**DRAFT:** TMB

**CHECK:** AMS

**FILE NUMBER:** 385

**ENVIRONMENTAL**

13996 Parkeast Circle, Suite 101  
Chantilly, VA 20151  
PH: 703-466-5123 WWW.TNTENVIRONMENTALINC.COM

**GEORGE ASSEMBLAGE**

FAIRFAX COUNTY

**TREE PRESERVATION & PROTECTION PLAN**

**TREE CONDITION ANALYSIS**

TNT Environmental, Inc. (TNT) conducted a site reconnaissance to evaluate the wooded habitat on the project site in January 2015. The undeveloped portions of the site are comprised primarily of Upland Hardwoods (i.e. Oaks, Poplar, Maple, Holly). The species of trees assessed near the limits of clearing are listed in the Tree Table on the previous sheet and this sheet.

Based on our site reconnaissance, invasive and/or noxious species (i.e.: English Ivy, Japanese Honeyuckle) are present onsite. Invasive species located within the areas to be preserved should be removed by hand wherever practicable to minimize site disturbance. See the invasive species control narrative for species-specific control measures. The trees onsite are generally in Fair/Good condition, except where otherwise noted on the EVM (i.e.: Poor, Dead). Onsite trees within 150-feet of the proposed limits of clearing meet the standards for structural integrity and health identified in § 12-0403.2A and 12-0403.2B and are identified on the EVM. At the time of inspection there were poor and dead trees located within 150-feet of the proposed limits of clearing, which are identified on the Existing Vegetation Map.

In accordance with § 12-0507.E2(1), trees designated for preservation shall be protected during construction.

**TREE PRESERVATION NARRATIVE**

§ 12-0509.3B: Dead or potentially hazardous trees shall be removed upon their discovery if they are located within 100-feet of the proposed limits of clearing. Dead trees not within this area shall be left in place to serve as wildlife habitat. Dead or potentially hazardous trees will be removed by hand (i.e.: chainsaw) whenever practical and will be conducted in a manner that incurs the least amount of damage to surrounding trees and vegetation proposed for preservation. Felled trees shall be left in place and brush should be removed by hand. No heavy equipment shall be used within tree preservation areas.

§ 12-0509.3C: Based on the current condition of the existing wooded areas, no adverse human health risks are anticipated provided that trees which pose a hazard to human health and safety are properly removed from areas where they could pose such a risk.

§ 12-0509.3D: Invasive and/or noxious species (i.e.: English Ivy, Japanese Honeyuckle) are present on the site. Invasive species located within the areas to be preserved should be removed by hand wherever practicable to minimize site disturbance.

§ 12-0509.3E: The Applicant is not requesting official Specimen Tree designation for any of the large trees located onsite and is not using a multiplier for tree canopy calculations.

§ 12-0509.3F: Non-impacted Specimen trees located on and off-site shall be protected throughout all phases of construction by utilizing tree protection fencing as required by §12-0507.2E(1).

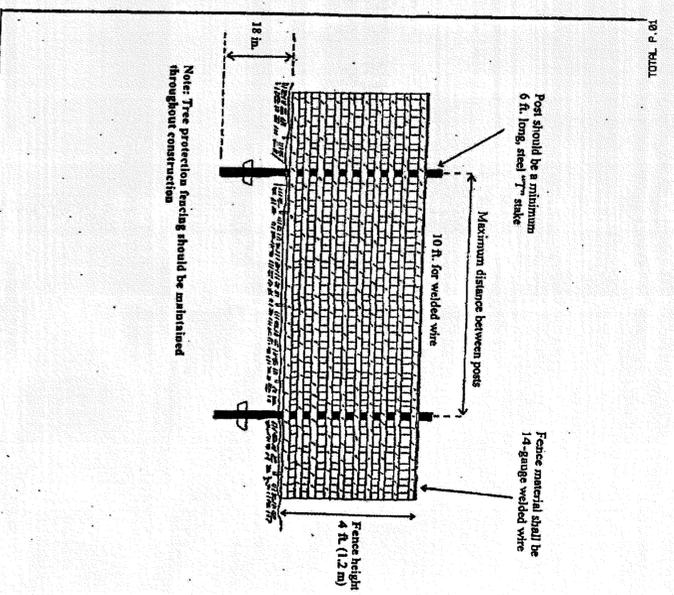
§ 12-0509.3G: Prior to land disturbing activities, root pruning with a vibratory plow, trencher or other device approved by the Director shall be conducted along the limits of clearing adjacent to tree preservation areas. Root pruning shall be conducted along the proposed limits of clearing and grading adjacent to the wooded habitat to be preserved and along property boundaries where the CRZ of off-site trees will be impacted. Locations of root pruning and tree protection fencing (trenchless super silt fence) are shown on the Tree Preservation & Protection Plan.

§ 12-0509.3H: No trees will be transplanted as part of the proposed construction activities.

§ 12-0509.3I: Tree protection fencing and signage shall be placed subsequent to the staking of the limits of clearing in the field prior to construction in accordance with current Fairfax County ordinances. 14-gauge welded wire fence shall be used as devices to protect trees and forested areas. The protective device shall be placed within the disturbed area at the limits of clearing and erected at a minimum height of 4 feet, except for super silt fence where height may be 3.5 feet. The fencing material shall be mounted on 6-foot tall steel posts driven 1.5 feet into the ground and placed a maximum of 10 feet apart.

§ 12-0509.3J: No work shall occur within the areas to be protected. Onsite trees within the limits of clearing and grading will be removed. No trees outside this area shall be removed unless indicated on the plan. Trees in preservation areas indicated on the plan to be removed shall be removed by hand. Dead or hazardous trees within this area may be limbed or topped, rather than removing the entire tree and left as snags.

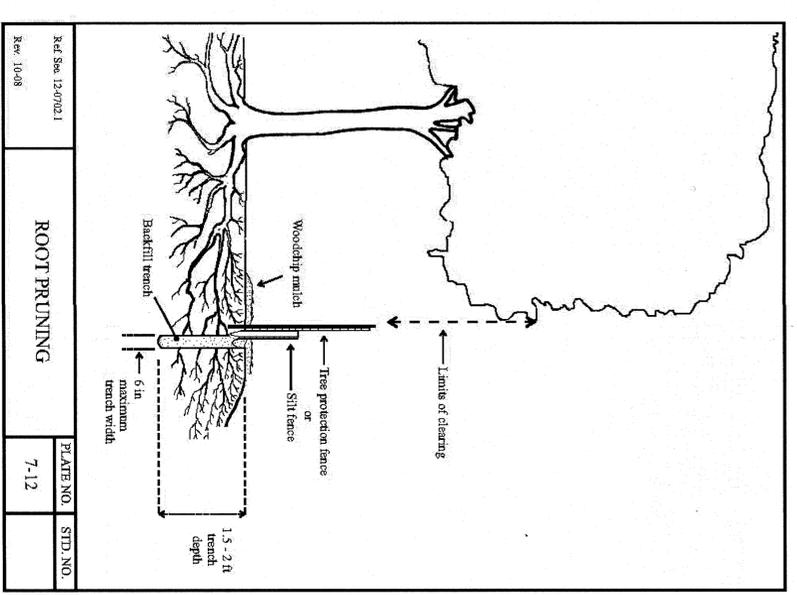
§ 12-0509.3K: There are no known proffer conditions which would require additional tree inventory, tree condition, tree valuation or tree bonding information.



**TREE PROTECTION FENCE INSTALLATION DETAIL**

18/18 P 6538 P&E 236 0123-2504 18/19T 8102-26-120

**FAIRFAX COUNTY PUBLIC FACILITIES MANUAL**



**ROOT PRUNING**

Rev. 10-08  
 Std. No. 12-0202.1  
 Plate No. 7-12  
 Std. No.

**TREE PROTECTION ZONE  
KEEP OUT**

OFF LIMITS TO CONSTRUCTION EQUIPMENT, MATERIALS, AND WORKERS  
 (COMPANY NAMES AND CONTACT NUMBERS)

**PENALTY FOR VIOLATIONS STRICTLY ENFORCED**

**SPECIFICATIONS**  
 - MINIMUM DIMENSION: 11 X 8 INCHES (W X H)  
 - BACKGROUND COLOR: RED OR YELLOW  
 - MINIMUM LETTER SIZE: LARGE = 0.48 INCHES  
 - SMALL = 0.26 INCHES  
 - SIGNS MADE OF WEATHERPROOF MATERIAL  
**TREE PRESERVATION SIGN DETAIL**

**TREE PRESERVATION SIGN NOTE:**

WEATHERPROOF TREE PRESERVATION AREA SIGNS SHALL BE POSTED ON TREE PROTECTION FENCING PER PFM 12-0203.3. THE PERMITTEE SHALL POST AND MAINTAIN BILINGUAL SIGNS AT THE LIMITS OF CLEARING AT A MINIMUM OF 50 FOOT INTERVALS. SIGNS SHALL BE POSTED IN ENGLISH AND SPANISH.

**INVASIVE SPECIES CONTROL NARRATIVE:**

1. ANY APPLICATION OF ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDES SHALL BE APPLIED BY A VIRGINIA CERTIFIED APPLICATION OR REGISTERED TECHNICIAN.
2. ENGLISH IVY: REMOVE FROM TREES BY CUTTING ALL VINES AT GROUND LEVEL. VINES SHOULD BE CUT AGAIN SEVERAL FEET UP THE TRUNK. PEEL THE CUT SECTION OF IVY OFF BUT CARE SHOULD BE TAKEN NOT TO STRIP THE BARK OFF THE TREE. PULL GROUND IVY BACK A FEW FEET FROM THE BASE OF THE TREE TO SLOW REGROWTH UP THE TREE TRUNK. REMOVE GROUND IVY BY HAND PULLING, CUTTING AND MULCHING OVER TOP, AND/OR APPLYING A SYSTEMIC HERBICIDE LIKE TRICLOPYR TO LEAVES OR FRESHLY CUT LARGE STEMS. RETREATMENT MAY BE NECESSARY FOR COMPLETE ERADICATION. THE ENGLISH IVY REMAINTS SHALL BE BAGGED AND REMOVED FROM THE PROJECT SITE.
3. JAPANESE HONEYSUCKLE: SHALL BE REMOVED BY HAND TO MINIMIZE SITE DISTURBANCE. IN THE GROWING SEASON, AN APPLICATION OF AN ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDE MAY BE APPLIED BY A VIRGINIA CERTIFIED APPLICATION. TO REDUCE DAMAGE TO NON-TARGET PLANTS, HERBICIDES SUCH AS GLYPHOSATE AND TRICLOPYR MAY BE APPLIED TO FOLIAGE BY A CERTIFIED APPLICATION IN AUTUMN, SINCE JAPANESE HONEYSUCKLE CONTINUES TO PHOTOSYNTHESIZE AFTER MANY OTHER SPECIES LOSE THEIR LEAVES.
4. INVASIVE SPECIES CONTROL SHALL BE CONDUCTED UNTIL THE PLANTS NOTED ABOVE ARE NO LONGER IN ABUNDANCE OR UNTIL BOND RELEASE, WHICHEVER IS LATER.

Tree Number (New)	Tree Tag Number	Common Name	Size (Inches DBH)	Critical Root Zone (feet)	Condition	Remove	Notes	Recommended Pruning
1000	1000	Tulip Poplar	12.1	12.1	94%	X	Some dead limbs	
999	922	Southern Red Oak	26.1	26.1	75%	X	some dead limbs	
998	921	Northern Red Oak	29.8	29.8	63%	X	swollen base, some dead limbs	
997	920	Pignut Hickory	12.0	12.0	91%	X		
996	999	White Oak	24.7	24.7	75%	X	Some dead limbs and English Ivy	
995	919	Red Maple	20.2	20.2	78%	X	some dead limbs, offsite	
994	918	Tulip Poplar	16.0	16.0	63%	X	leaning, one sided some dead limbs	
993	986	Southern Red Oak	30.3	30.3	72%	X	Small cavity at the base and some dead limbs	
992	917	White Oak	15.3	15.3	78%	X	some dead limbs	
991	916	Pignut Hickory	16.9	16.9	81%	X	some dead limbs	
990	997	Southern Red Oak	16.2	16.2	63%	X	disease and cavities at the base, some dead limbs	
989	996	Northern Red Oak	13.4	13.4	75%	X	some dead limbs	
988	915	White Oak	18.0	18.0	81%	X	some dead limbs	
987	914	White Oak	18.4	18.4	81%	X	some dead limbs, English Ivy	
986	913	Tulip Poplar	14.7	14.7	81%	X	many dead limbs	
985	912	White Oak	13.1	13.1	81%	X	many dead limbs	
984	995	White Pine	12.4	12.4	81%	X	Some dead limbs and English Ivy	
983	994	Southern Red Oak	29.7	29.7	47%	X	Fungus and cavities at the base, several dead limbs	
982	911	Northern Red Oak	30.1	30.1	72%	X	English Ivy and some dead limbs	
981	910	Frederickson	18.6	18.6	66%	X	some dead limbs, swelling at the base, offsite	
980	909	Northern Red Oak	34.0	34.0	63%	X	several dead limbs, rotten	
979	908	Southern Red Oak	21.7	21.7	63%	X	leaning, some dead limbs and rotten	
978	907	White Pine	12.8	12.8	52%	X	one-sided, many dead limbs, slight lean	
977	906	White Pine	13.8	13.8	62%	X	one-sided, many dead limbs, slight lean	
976	905	White Pine	10.9	10.9	75%	X	one-sided, leaning many dead limbs	
975	904	White Pine	13.9	13.9	75%	X	one-sided, leaning many dead limbs	
974	903	White Pine	13.8	13.8	50%	X	one-sided, leaning many dead limbs	
973	902	Southern Red Oak	36.4	36.4	44%	X	Major dead limbs and disease	
972	901	White Pine	22.4	22.4	63%	X	leaning, many dead limbs, slight lean	
971	900	White Pine	12.5	12.5	59%	X	one-sided, many dead limbs, slight lean	
970	905	White Pine	15.6	15.6	63%	X	Major one-sided, some dead limbs	
969	907	White Pine	24.2	24.2	44%	X	Major one-sided, some dead limbs	
968	906	White Pine	12.0	12.0	56%	X	Major dead limbs, English Ivy at the base	
967	904	Black Cherry	19.5	19.5	59%	X	leaning, many dead limbs	
966	903	White Pine	24.0	24.0	59%	X	some dead limbs	
965	906	Dead	-	-	0%	X	Dead	
964	904	White Oak	18.2	18.2	81%	X	some small dead limbs	
963	903	Southern Red Oak	17.7	17.7	63%	X	Many dead limbs, poor form	
962	902	Southern Red Oak	13.3	13.3	66%	X	Shed, some dead limbs	
961	902	Red Maple	12.0	12.0	69%	X	Disease at the base, some dead limbs	
960	901	White Oak	26.3	26.3	53%	X	Major one-sided, some dead limbs	
959	900	Tulip Poplar	14.3	14.3	88%	X	some dead limbs	
958	919	White Oak	14.7	14.7	69%	X	some dead limbs	
957	901	Red Maple	13.4	13.4	50%	X	large cavity at the base, hollow sound	
956	900	Red Maple	15.7	15.7	63%	X	some dead limbs, some small cavities	
955	978	Southern Red Oak	26.5	26.5	69%	X	some dead limbs, mostly one-sided	
954	457	Northern Red Oak	23.4	23.4	66%	X	swollen base, some dead limbs	
953	212	Scarlett Oak	30.0	30.0	66%	X	swollen base, some dead limbs, offsite	

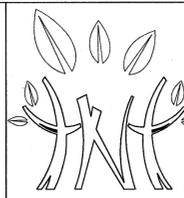
Miriam M. Sorensen  
 Certified Arborist  
 Certification # 01VA-47774

I certify this plan meets both the tree preservation target (PFM 12-0501) and the tree conservation plan (PFM 12-0502) submittal requirements; no deviations or modifications to these requirements are being requested.

REVISIONS	DATE	COMMENTS
	4/21/15	AMS
	8/5/15	AMS

**TREE PRESERVATION NARRATIVE & DETAILS**

**GEORGE ASSEMBLAGE**



**ENVIRONMENTAL**

13996 Parkeast Circle, Suite 101  
 Chantilly, VA 20151  
 PH: 703-466-5123 WWW.TNTENVIRONMENTALINC.COM

Tree Number (New)	Tree Tag Number	Common Name	Size (Inches DBH)	Critical Root Zone (feet)	Condition Rating	Remove	Notes	Recommended Pruning
851	951	Northern Red Oak	35.5	35.5	59%	X	disease at the base, leaning, mostly one-sided	
850	950	White Oak	14.0	14.0	69%		included bark, mostly one-sided and dead limbs	
849	949	Tulip Poplar	18.2	18.2	78%		dead limbs	
848	948	Presimmon	13.4	13.4	75%		some dead limbs, disease at the base	
847	947	Chestnut Oak	18.3	18.3	66%		water sprouts	
846	946	Presimmon	12.4	12.4	69%		insect damage and dead limbs	
845	945	Tulip Poplar	29.5	29.5	66%		dead limbs	
844	944	White Oak	19.1	19.1	78%		water sprouts	
843	943	White Oak	22.5	22.5	69%		leaning, one-sided, some dead limbs	
842	942	Tulip Poplar	17.4	17.4	63%		leaning, mostly one-sided, dead limbs	
841	941	White Oak	15.6	15.6	63%		dead limbs, lichen at the base	
840	940	White Oak	20.8	20.8	63%		Dead	
839	939	Dead	-	-	0%		Dead	
838	938	Red Maple	19.1	19.1	78%		partially dead	
837	937	Northern Red Oak	22.5	22.5	38%	X	dead limbs, woodpecker damage	
836	936	Tulip Poplar	29.0	29.0	56%		one-sided, disease at the base	
835	935	White Oak	16.3	16.3	59%		some trunk damage	
834	934	Tulip Poplar	25.2	25.2	63%		one-sided, dead limbs	
833	933	White Oak	21.0	21.0	66%		grilled root, dead limbs	
832	932	Northern Red Oak	22.0	22.0	63%		buttress at the base, dead limbs	
831	931	Red Maple	23.2	23.2	63%		poor form, some dead limbs	
830	930	Chestnut Oak	17.6	17.6	63%		weak crotch, included bark and some dead limbs	
829	929	Chestnut Oak	30.7	30.7	63%		dead limbs	
828	928	Chestnut Oak	16.1	16.1	69%		dead limbs	
827	927	White Oak	25.9	25.9	78%		dead limbs	
826	926	White Oak	27.8	27.8	84%		some dead limbs	
825	925	White Oak	14.4	14.4	63%		shallow roots, some dead limbs	
824	924	White Oak	27.6	27.6	63%		dead limbs	
823	923	White Oak	23.7	23.7	75%		dead limbs	
822	922	White Oak	23.0	23.0	75%		some dead limbs, some insect damage on the trunk	
821	921	American Beech	34.0	34.0	69%		some dead limbs	
820	920	Tulip Poplar	22.6	22.6	78%		Offsite, Dead tree	
819	919	Dead	-	-	0%		Dead	
818	918	White Oak	25.2	25.2	81%		some dead limbs and disease	
817	917	White Oak	12.6	12.6	63%	X	few scaffold branches	
816	916	White Oak	19.1	19.1	78%		some dead limbs	
815	915	White Oak	25.0	25.0	78%		some rot and deadwood at the base and dead limbs	
814	914	White Oak	21.0	21.0	56%	X	some dead limbs	
813	913	White Oak	19.8	19.8	63%		some dead limbs	
812	912	White Oak	21.8	21.8	78%		some dead limbs	
811	911	White Oak	18.5	18.5	78%		Dead	
810	910	Dead	-	-	0%		Dead	
809	909	White Oak	19.8	19.8	69%		dead limbs	
808	908	White Oak	24.5	24.5	72%		dead limbs	
807	907	White Oak	27.8	27.8	63%		cavities, severe bark damage	
806	906	White Oak	15.1	15.1	59%		significant deadwood	
805	905	Tulip Poplar	21.6	21.6	63%		deadwood on former leader, cavities	
804	904	White Oak	16.9	16.9	63%		swollen base, some dead limbs	
803	903	White Oak	25.2	25.2	81%		dead limbs	
802	902	White Oak	33.0	33.0	66%		bark damage, dead wood	
801	901	Tulip Poplar	22.8	22.8	66%		crooked trunk	
800	900	Tulip Poplar	30.5	30.5	75%		dead limbs	
799	909	White Oak	22.8	22.8	75%		dead limbs	
798	908	White Oak	23.7	23.7	75%		dead limbs	
797	907	Tulip Poplar	26.2	26.2	78%		some dead limbs	
796	906	White Oak	23.9	23.9	78%		some dead limbs	
795	905	Red Maple	13.2	13.2	59%		some dead limbs and insect damage and root damage	
794	904	Tulip Poplar	28.7	28.7	66%		some english ivy, buttress roots, some dead limbs	
793	903	Tulip Poplar	12.5	12.5	75%		few scaffold branches	
792	902	Tulip Poplar	29.5	29.5	63%		small grinded roots	
791	901	Tulip Poplar	25.0	25.0	63%		formerly topped	
790	900	Tulip Poplar	18.5	18.5	59%		few scaffold branches, dead limbs, grinded roots	
789	909	Tulip Poplar	21.9	21.9	69%		crooked trunk, slightly one-sided	
788	908	Tulip Poplar	20.7	20.7	69%		one-sided	
787	907	Tulip Poplar	25.7	25.7	66%		several dead limbs, shallow roots with insect damage	
786	906	Red Maple	14.5	14.5	56%		one-sided and grinded roots	
785	905	Tulip Poplar	34.0	34.0	53%	X	vines, unpruned, dead limbs	
784	904	Tulip Poplar	19.5	19.5	53%	X	shared, deadwood and hollow	
783	903	Tulip Poplar	28.3	28.3	66%	X	some dead limbs, shallow roots	
782	902	Tulip Poplar	26.9	26.9	75%		english ivy and one-sided	
781	901	Tulip Poplar	37.0	37.0	63%		english ivy, exposed roots, dead limbs	
780	900	Tulip Poplar	45.9	45.9	69%		dead limbs	
779	909	Tulip Poplar	50.0	50.0	75%		weak crotch, double trunk, vines	
778	908	Tulip Poplar	14.8	14.8	88%		vines, one-sided	
777	907	Tulip Poplar	24.2	24.2	72%		vines, dead limbs	
776	906	Tulip Poplar	34.5	34.5	72%		terminals, deadwood up the trunk, leaning and dead limbs	
775	905	Northern Red Oak	30.5	30.5	56%		dead limbs	
774	904	Northern Red Oak	30.5	30.5	78%		offsite, dead limbs	
773	903	White Oak	16.4	16.4	78%		some dead limbs	
772	902	Northern Red Oak	20.2	20.2	78%		leaning and some dead limbs	
771	901	White Oak	13.8	13.8	63%		some disease, dead limbs	
770	900	Southern Red Oak	22.5	22.5	69%		some large dead limbs	
769	909	White Oak	24.0	24.0	69%		some large dead limbs	
768	908	White Oak	24.0	24.0	69%		large dead limbs, buttress roots, leaning	
767	907	Northern Red Oak	12.5	12.5	56%		deadwood, rot at the base, leaning, poor form	
766	906	Northern Red Oak	18.2	18.2	66%		some dead limbs, included bark	
765	905	Presimmon	17.8	17.8	66%		some dead limbs and swelling at the base	
764	904	Presimmon	17.8	17.8	66%		disease at the base and some dead limbs	
763	903	White Oak	18.0	18.0	59%		some dead limbs	
762	902	Chestnut Oak	16.0	16.0	75%		some dead limbs	

Tree Number (New)	Tree Tag Number	Common Name	Size (Inches DBH)	Critical Root Zone (feet)	Condition Rating	Remove	Notes	Recommended Pruning
512	211	Scarlett Oak	29.0	29.0	69%		swollen base, some dead limbs, offsite	
511	210	Scarlett Oak	24.2	24.2	69%		swollen base, some dead limbs	
510	209	White Oak	33.2	33.2	63%		some swelling at the base, some dead limbs, included bark, offsite	
509	207	White Oak	22.6	22.6	66%	X	Many dead limbs, English ivy at the base	
508	206	White Oak	13.3	13.3	72%		vines in canopy and some dead limbs	
507	205	White Oak	23.6	23.6	78%		some dead limbs	
506	977	Southern Red Oak	22.0	22.0	63%		many dead limbs, included bark, offsite	
505	899	White Oak	24.2	24.2	78%		some dead limbs	
504	976	White Oak	31.0	31.0	53%	X	several dead limbs, swollen base	
503	975	White Oak	21.6	21.6	78%		some small dead limbs	
502	204	Northern Red Oak	10.0	10.0	47%		deadwood up the trunk, dead limbs, offsite	
501	974	White Oak	14.2	14.2	56%	X	disease in the trunk, some dead limbs	
500	888	White Oak	18.2	18.2	66%		several dead limbs, vines up the trunk	
499	202	Northern Red Oak	44.5	44.5	66%		included bark, some dead limbs	
498	973	Northern Red Oak	15.8	15.8	56%		leaning, disease at the base, small dead limbs, offsite	
497	897	Cherry	25.7	25.7	44%		severe insect damage, several dead limbs, offsite	
496	485	Black Oak	15.1	15.1	66%		slight lean, some dead limbs	
495	464	Chestnut Oak	44.5	44.5	59%		weak crotch, some dead limbs and weeping, offsite	
494	463	Northern Red Oak	16.5	16.5	69%		some dead limbs, some gridding	
493	896	Northern Red Oak	22.1	22.1	66%		Offsite, some dead limbs, mostly one-sided	
492	895	Dead	-	-	0%		Dead	
491	462	Tulip Poplar	25.5	25.5	69%	X	some insect damage at the base, some dead limbs	
490	894	White Oak	27.3	27.3	75%		Offsite, some dead limbs	
489	461	Chestnut Oak	34.6	34.6	56%	X	weak crotch, some dead limbs	
488	928	Chestnut Oak	14.1	14.1	75%		Offsite, some dead limbs	
487	892	Northern Red Oak	25.2	25.2	63%		Offsite, swollen base and some dead limbs	
486	490	Tulip Poplar	29.5	29.5	66%		insect damage and dead limbs	
485	891	Chestnut Oak	34.8	34.8	66%		Offsite, several dead limbs	
484	924	Northern Red Oak	22.6	22.6	63%	X	swollen base with small cavities and some dead limbs	
483	890	Dead	-	-	0%		dead	
482	922	Chestnut Oak	23.7	23.7	69%	X	buttressed roots, some dead limbs	
481	921	White Oak	15.7	15.7	75%		some dead limbs	
480	188	Chestnut Oak	35.3	35.3	69%		some dead limbs	
479	972	Northern Red Oak	26.7	26.7	66%		some dead limbs, swollen base with small cavities	
478	919	Chestnut Oak	18.6	18.6	75%		some dead limbs	
477	186	White Oak	22.9	22.9	63%		some dead limbs	
476	917	White Oak	15.1	15.1	66%		some dead limbs and wounds	
475	185	White Oak	24.8	24.8	59%		insect damage, some dead limbs	
474	970	White Oak	14.6	14.6	56%		several dead limbs and shallow roots	
473	889	White Oak	13.3	13.3	41%		shallow roots, some dead limbs	
472	184	Tulip Poplar	17.6	17.6	75%		deadwood at the base, some dead limbs	
471	443	White Oak	21.0	21.0	53%	X	some dead limbs	
470	183	White Oak	24.5	24.5	63%		deadwood and rot up the trunk, some dead limbs	
469	182	Chestnut Oak	29.3	29.3	59%	X	some dead limbs	
468	181	Chestnut Oak	34.8	34.8	47%	X	double trunk, poor form, some disease and dead limbs	
467	180	Chestnut Oak	17.4	17.4	63%	X	several dead limbs, a dead leader with weak crotch	
466	442	Tulip Poplar	26.3	26.3	69%		some dead limbs, included bark and one-sided	
465	179	Chestnut Oak	16.7	16.7	59%	X	some dead limbs	
464	441	Tulip Poplar	13.5	13.5	69%		large cavity at the base	
463	178	Tulip Poplar	17.8	17.8	63%	X	some dead limbs and insect damage at the base	
462	969	Tulip Poplar	27.8	27.8	78%		some dead limbs	
461	967	Tulip Poplar	20.4	20.4	78%		some dead limbs	
460	968	Tulip Poplar	17.4	17.4	78%		some dead limbs	
459	488	Tulip Poplar	29.2	29.2	69%		some dead limbs and swelling	
458	489	Tulip Poplar	17.6	17.6	63%		some dead limbs, insect damage at the base and cavity	
457	176	Tulip Poplar	27.5	27.5	59%		dead limbs, small leader, some bark stress	
456	456	Chestnut Oak	27.4	27.4	56%	X	large cavities up trunk, some dead limbs	
455	888	Tulip Poplar	15.3	15.3	63%		offsite, few scaffold branches, small amounts of deadwood	
454	887	Tulip Poplar	23.1	23.1	59%	X	lichen, dead limbs, deadwood on the trunk	
453	895	Tulip Poplar	16.6	16.6	78%	X	some dead limbs	
452	964	Tulip Poplar	25.5	25.5	78%	X	some dead limbs	
451	963	White Oak	20.3	20.3	63%	X	some dead limbs, leaning	
450	962	Tulip Poplar	20.5	20.5	78%		some dead limbs	
449	886	Tulip Poplar	13.9	13.9	59%		offsite, wounds, cavities, few scaffold branches	
448	885	Tulip Poplar	18.1	18.1	78%		some dead limbs	
447	884	Tulip Poplar	29.2	29.2	63%		vines, deadwood, one-sided	
446	883	Tulip Poplar	24.7	24.7	59%		some bark damage and small cavity at the base	
445	960	Tulip Poplar	28.3	28.3	63%	X	cavity at the base, some dead limbs	
444	884	Tulip Poplar	30.2	30.2	63%		shallow roots, crooked trunk	
443	883	Tulip Poplar	30.2	30.2	63%		shallow roots, crooked trunk	
442	882	Tulip Poplar	20.1	20.1	66%	X	grinded root, stress at the base, dead limbs	
441	881	Tulip Poplar	21.2	21.2	66%		some dead limbs	
440	958	Tulip Poplar	24.0	24.0	69%		some dead limbs	
439	880	Tulip Poplar	26.5	26.5	63%		some dead limbs	
438	879	Tulip Poplar	28.3	28.3	59%		some dead limbs	
437	878	Tulip Poplar	14.3	14.3	59%		woodpecker damage	
436	877	T						

NOTE: ALL COMMON SPACE AREAS ADJACENT TO THE EQORPA TO BE RESEED WITH RIPARIAN SEED MIX (ERNIX-352).



# OVERALL LANDSCAPE PLAN

# GEORGE ASSEMBLAGE

HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

DATE	DESIGN NO.	DESCRIPTION	REVIEW BY	APPROVED DATE
8/15	1	STAFF COMMENTS		
10/22/15	2	LOD UPDATE		

REVISION APPROVED BY:

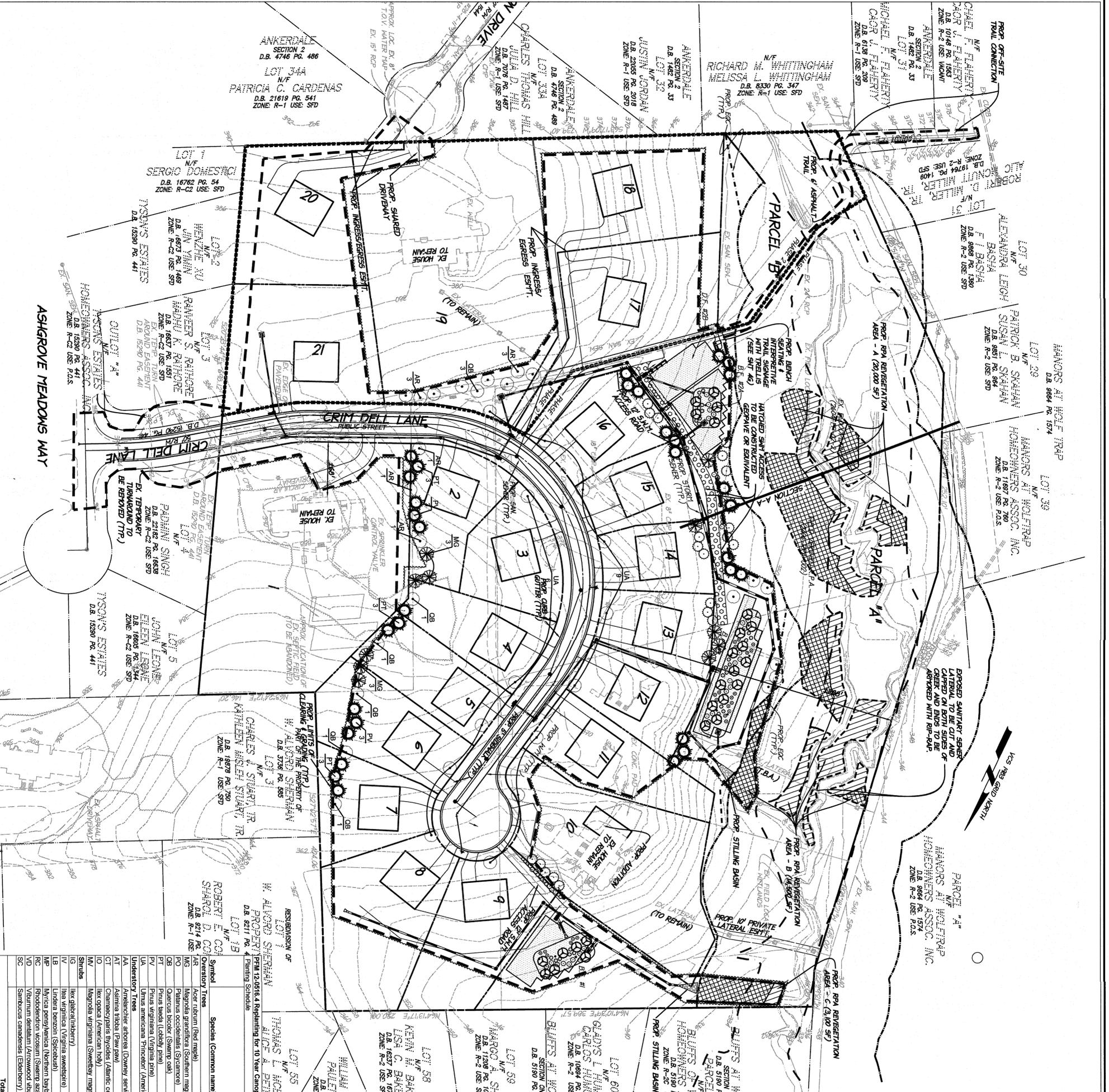
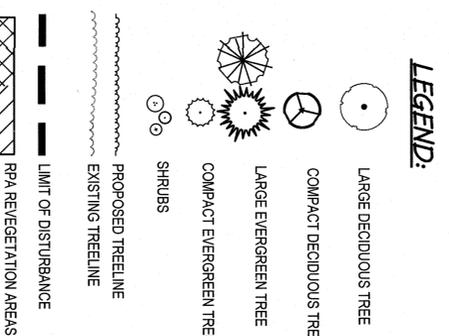
I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

DATE: AUGUST, 2015  
DRAWN: CHYK  
CHECK: MTT  
FILE NUMBER: 1332-1-0-3-03

Symbol	Species (Common name)	Quantity	Planting Size	Type	Spacing	10 Year Canopy Coverage (sq. ft.)	10 Year Credit total	Multiplier	Total Replanting Credit	Comments
AR	Acer rubrum (Red maple)	9	2-2.5 Cal	BBB	As Shown	200	1800	\$12,610,484	1.5	2700 Full, single stem
MG	Magnolia grandiflora (Southern magnolia)	11	2-2.5 Cal	BBB	As Shown	200	2200	\$12,610,484	1.5	2200 Full, single stem
PO	Palmetto occidentalis (Sycamore)	6	2-2.5 Cal	BBB	As Shown	200	1200	\$12,610,484	1.5	1200 Full, single stem
OB	Quercus bicolor (Swamp oak)	9	2-2.5 Cal	BBB	As Shown	200	1600	\$12,610,484	1.5	2400 Full, single stem
PT	Pinus taeda (Loblolly pine)	17	9-10 Ht	BBB	As Shown	200	3400	\$12,610,484	1.5	5100 Full to ground, single stem
PR	Pinus virginiana (Virginia pine)	15	9-10 Ht	BBB	As Shown	200	3000	\$12,610,484	1.25	4500 Full to ground, single stem
UA	Ulmus americana (American elm)	15	9-10 Ht	BBB	As Shown	200	3000	\$12,610,484	1.25	3750 Full to ground, single stem
Understory Trees										
AA	Ardisia ciliata (Downy sarcocolla)	4	1-1.5 Cal	BBB	As Shown	75	300	\$12,610,484	1.5	450
AT	Asplenium thalictroides (Atlantic cedar)	2	9-10 Ht	BBB	As Shown	100	800	\$12,610,484	1.5	1350
CI	Chamaecyparis thyoides (Atlantic cedar)	12	10-12 Ht	BBB	As Shown	125	1375	\$12,610,484	1.5	2025 Full to ground, single stem
IV	Ilex glabra (American holly)	6	1-1.5 Cal	BBB	As Shown	75	450	\$12,610,484	1.5	675
Shrubs										
II	Ilex glabra (holberry)	28	3 gal	cont	As Shown	116				Full to ground
III	Ilex pedunculata (Virginia holly)	12	3 gal	cont	As Shown	116				Full to ground
IV	Ilex pedunculata (Virginia holly)	9	3 gal	cont	As Shown	116				Full to ground
MP	Myrica pensylvanica (Northern bayberry)	12	3 gal	cont	As Shown	116				Full to ground
PC	Photocarpus wrightii (Swamp azalea)	12	3 gal	cont	As Shown	116				Full to ground
VD	Viburnum dentatum (Arrowwood viburnum)	6	3 gal	cont	As Shown	116				Full to ground
SC	Sambucus canadensis (Elderberry)	9	3 gal	cont	As Shown	116				Full to ground
Subtotal						16125.5	Total	22985.5		

NOTE: ALL PROPOSED PLANTING AND LIVE STAKES SHALL BE INSTALLED OUTSIDE OF ALL DESIGNATED WETLANDS.

THE LANDSCAPING DEPICTED HEREIN SHALL CONSIST OF NATIVE AND PROVEN DESIRABLE SPECIES WHICH QUALIFY FOR THE MIDDLE LIFE TOLERANCE. THE SPECIFIC TREE TYPES AND LOCATION SHALL BE DESIGNATED ON A LANDSCAPE PLAN SUBMITTED WITH THE SUBDIVISION PLAN. THE APPLICATION FOR THE MIDDLE LIFE TOLERANCE SPECIES AND LOCATION FROM THAT PROVIDED HEREIN AT THE TIME OF FINAL SUBDIVISION PLAN AND SUBJECT TO APPROVAL BY UPT.



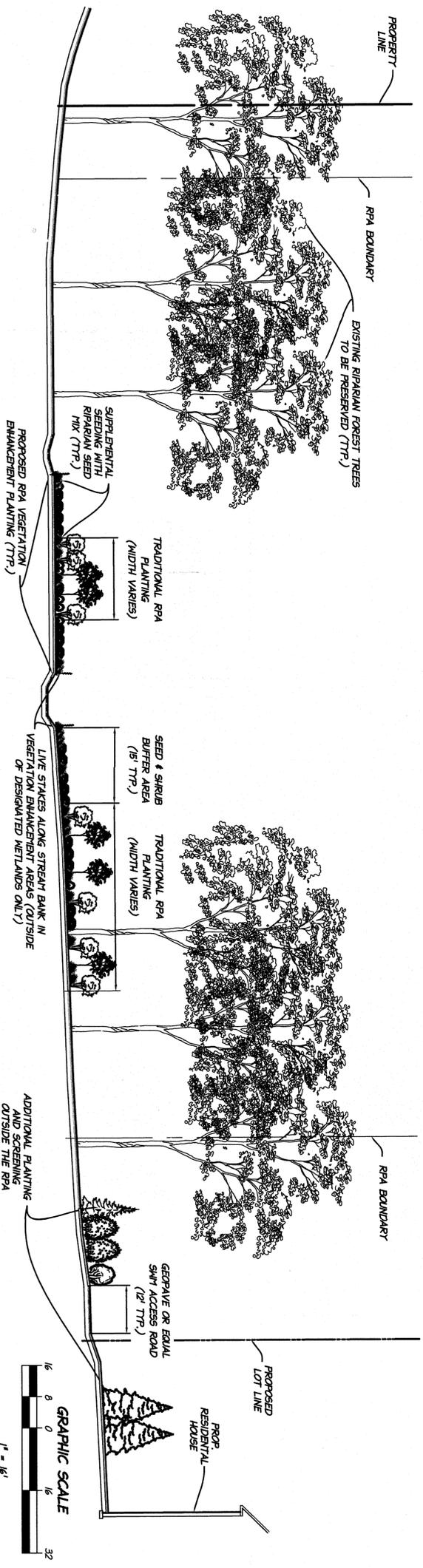
ASHGROVE MEADOWS WAY

SHEET 4D 5  
DATE: AUGUST, 2015  
DRAWN: CHYK  
CHECK: MTT  
FILE NUMBER: 1332-1-0-3-03

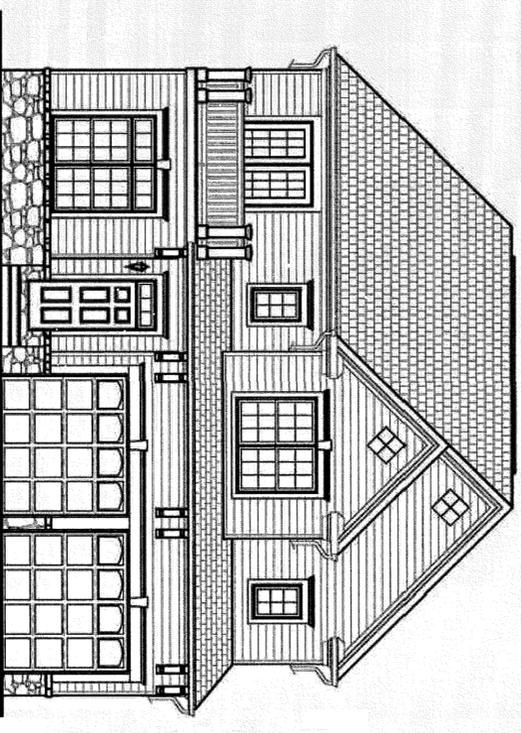




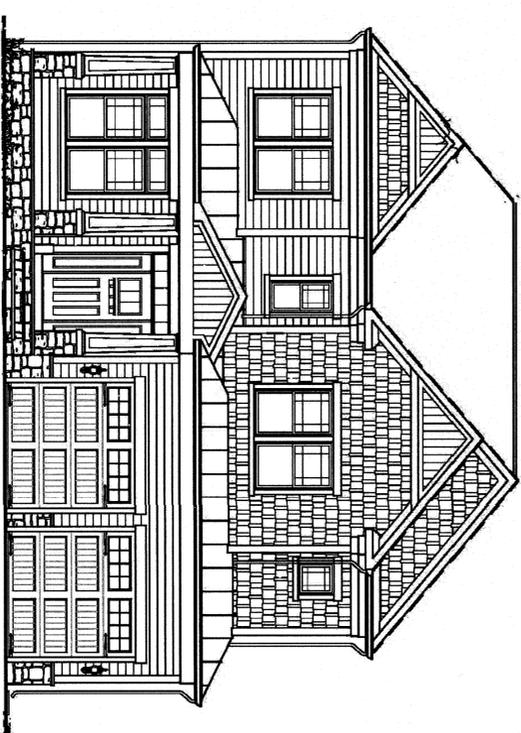




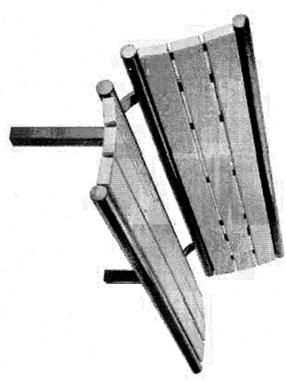
SECTION A-A'  
SCALE = 1/4"



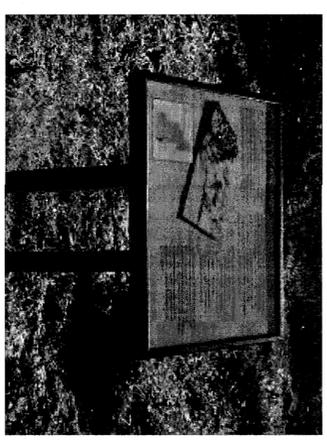
UNIT A - FRONT ELEVATION  
N.T.S.



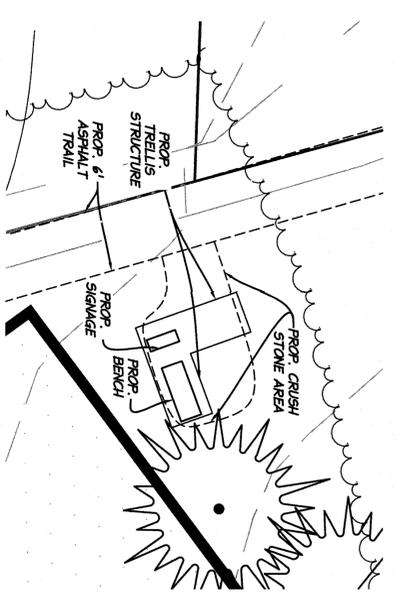
UNIT B - FRONT ELEVATION  
N.T.S.



BENCH, TYP.  
N.T.S.



INTERPRETIVE SIGNAGE  
N.T.S.



AMENITY AREA CONCEPT  
N.T.S.

	<p>DATE: AUGUST, 2015</p> <p>DRAWN: MOR</p> <p>CHECK: NTT</p> <p>FILE NUMBER: 1932-1-0-3/08</p>	<p>SHEET 4/5 of 5</p> <p>SCALE: AS SHOWN</p>	<p>10/22/15 MOR   DETAIL UPDATE</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>DESIGN NO.</th> <th>DESCRIPTION</th> <th>REVIEW BY</th> <th>APPROVED</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>REVISION APPROVED BY:</p>	DATE	DESIGN NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE							<p><b>GEORGE ASSEMBLAGE</b></p> <p>HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA</p>	<p><b>ARCHITECTURE &amp; DETAILS</b></p>	<p>UNLOCKING YOUR LANDS POTENTIAL</p> <p>4585 DAISY REID AVENUE, SUITE 201 WOODBIDGE, VIRGINIA 22192 PH: 703-680-4585 FX: 703-680-4775</p>
DATE	DESIGN NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE													



Virginia Runoff Reduction Method New Development Worksheet - v2.8 - June 2014  
To be used w/ DRAFT 2013 BMP Standards and Specifications

Site Data  
Project Name: George Assemblage  
Date: September 25, 2015

Constants	data input cells calculation cells constant values
Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Phosphorus EMC (mg/L)	0.26
Target Phosphorus Target Load (lb/acre-yr)	0.41
Phosphorus EMC (mg/L)	0.90

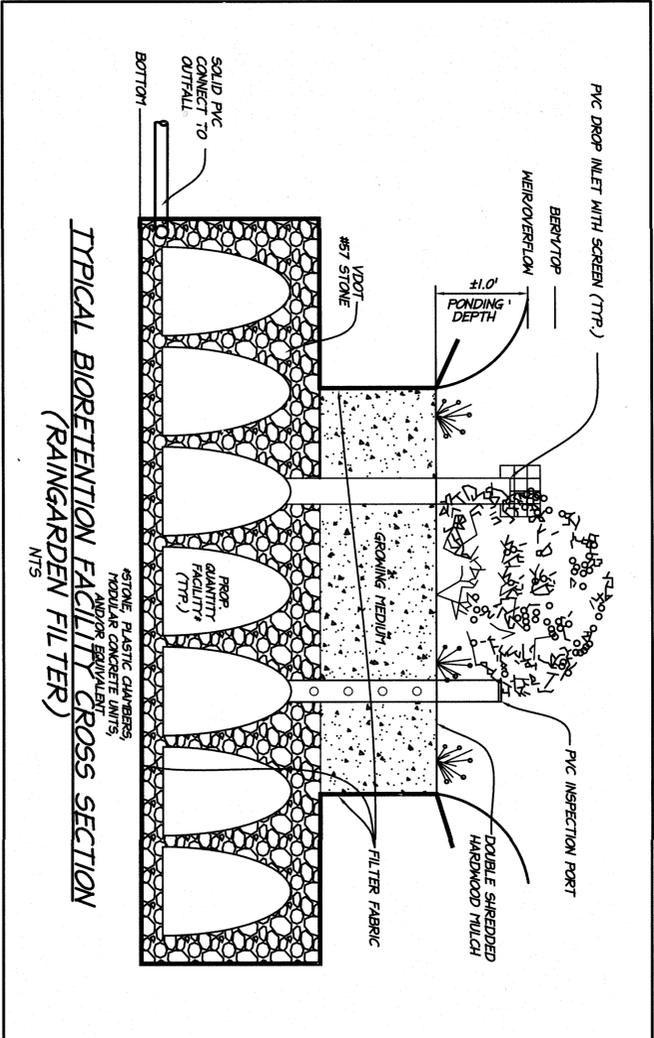
1. Post-Development Project & Land Cover Information

Land Cover (acres)	A soils	B soils	C soils	D soils	Totals
Forest/Open Space (acres) - undisturbed, protected forest/open space or reserved land	0.00	0.02	0.00	4.85	4.87
Managed Turf (acres) - established, graded for yards or other turf to be non-managed	0.00	6.63	0.00	5.32	11.95
Impervious Cover (acres)	0.00	1.95	0.00	1.31	3.26
<b>Total</b>				<b>1.31</b>	<b>20.08</b>

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

Land Cover Summary	Weighted RV	Weighted RV (Forest)	Weighted RV (Managed Turf)	Weighted RV (Impervious)
Forest/Open Space (acres)	4.87	0.05	0.22	0.00
Managed Turf (acres)	11.95	0.22	1.95	0.26
Impervious Cover (acres)	3.26	0.26	0.00	2.74
<b>Total</b>	<b>20.08</b>	<b>0.53</b>	<b>2.17</b>	<b>2.74</b>



Drainage Area A

Drainage Area A Land Cover (acres)	A soils	B soils	C soils	D soils	Totals	Land Cover RV
Forest/Open Space (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	0.00	0.81	0.00	1.12	1.93	0.23
Impervious Cover (acres)	0.00	0.05	0.00	0.25	0.30	0.95
<b>Total</b>					<b>2.23</b>	

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

Practices	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Runoff Practices (G)	Remaining Runoff Volume (G)	Phosphorus (lb)	Phosphorus (lb) (Practices)	Phosphorus (lb) (Remaining)	Remaining Phosphorus (lb) (Load)
6.a. Bufferation #1 (or Urban Bufferation (Spec #9))	Impervious acres draining to	40% runoff volume reduction	0.40	0.00	0	0	25	0.00	0.00	0.00
	turf acres draining to	40% runoff volume reduction	0.40	0.00	0	0	25	0.00	0.00	0.00
	Impervious acres draining to	80% runoff volume reduction	0.80	0.30	0	207	50	0.00	0.85	0.58
	turf acres draining to	80% runoff volume reduction	0.80	1.93	0	1284	50	0.00	1.01	0.81
<b>Total</b>			<b>0.80</b>				<b>50</b>	<b>0.00</b>	<b>1.01</b>	<b>0.10</b>

Drainage Area B

Drainage Area B Land Cover (acres)	A soils	B soils	C soils	D soils	Totals	Land Cover RV
Forest/Open Space (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	0.00	1.76	0.00	0.43	2.19	0.21
Impervious Cover (acres)	0.00	0.81	0.00	0.20	1.01	0.95
<b>Total</b>					<b>3.00</b>	

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

Practices	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Runoff Practices (G)	Remaining Runoff Volume (G)	Phosphorus (lb)	Phosphorus (lb) (Practices)	Phosphorus (lb) (Remaining)	Remaining Phosphorus (lb) (Load)
6.a. Bufferation #1 (or Urban Bufferation (Spec #9))	Impervious acres draining to	40% runoff volume reduction	0.40	0.00	0	0	25	0.00	0.00	0.00
	turf acres draining to	40% runoff volume reduction	0.40	0.00	0	0	25	0.00	0.00	0.00
	Impervious acres draining to	80% runoff volume reduction	0.80	0.81	0	2235	50	0.00	1.75	1.58
	turf acres draining to	80% runoff volume reduction	0.80	2.19	0	1334	50	0.00	1.05	0.84
<b>Total</b>			<b>0.80</b>				<b>50</b>	<b>0.00</b>	<b>1.05</b>	<b>0.10</b>

Drainage Area C

Drainage Area C Land Cover (acres)	A soils	B soils	C soils	D soils	Totals	Land Cover RV
Forest/Open Space (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	0.00	0.55	0.00	1.39	1.94	0.24
Impervious Cover (acres)	0.00	0.42	0.00	0.58	1.00	0.95
<b>Total</b>					<b>2.94</b>	

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

Practices	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Runoff Practices (G)	Remaining Runoff Volume (G)	Phosphorus (lb)	Phosphorus (lb) (Practices)	Phosphorus (lb) (Remaining)	Remaining Phosphorus (lb) (Load)
6.a. Bufferation #1 (or Urban Bufferation (Spec #9))	Impervious acres draining to	40% runoff volume reduction	0.40	0.00	0	0	25	0.00	0.00	0.00
	turf acres draining to	40% runoff volume reduction	0.40	0.00	0	0	25	0.00	0.00	0.00
	Impervious acres draining to	80% runoff volume reduction	0.80	1.00	0	2199	50	0.00	2.16	1.95
	turf acres draining to	80% runoff volume reduction	0.80	1.94	0	1339	50	0.00	1.04	0.84
<b>Total</b>			<b>0.80</b>				<b>50</b>	<b>0.00</b>	<b>1.04</b>	<b>0.10</b>

Site Results

Phosphorus	DA A	DA B	DA C	DA D	DA E	AREA CHECK
IMPERVIOUS COVER	0.30	0.81	1.00	0.41	0.71	OK
TURF AREA TREATED	1.93	2.19	1.94	3.93	1.96	OK
TURF AREA TREATED AREA CHECK	1.93	2.19	1.94	3.93	1.96	OK
TOTAL TREATMENT VOLUME (G)	21,786					
TOTAL PHOSPHORUS LOAD REDUCTION REQUIRED (LB/YR)	5.44					
PHOSPHORUS LOAD REDUCTION ACHIEVED (LB/YR)	6.98					
ADJUSTED POST-DEVELOPMENT PHOSPHORUS LOAD (LB/YR)	6.78					
REMAINING PHOSPHORUS LOAD REDUCTION (LB/YR) NEEDED	CONGRATULATIONS!! YOU EXCEEDED THE TARGET REDUCTION BY 1.5 LB/YR!!!					

FOR INFORMATIONAL PURPOSES ONLY: THE FINAL DESIGN OF THE STORMWATER MANAGEMENT PRACTICES FACILITY WILL OCCUR AT THE FINAL SUBDIVISION PLAN. THE INFORMATION SHOWN HEREIN IS APPROXIMATE. THE APPLICANT RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO THIS INFORMATION AND THE DESIGN WITHOUT THE NEED FOR A PROFFER CONDITION AMENDMENT OR PROFFER INTERPRETATION. PROVIDED IT IS IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL.

**GEORGE ASSEMBLAGE**

HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

**STORMWATER MANAGEMENT INFORMATION**

UNLOCKING YOUR LANDS POTENTIAL

4585 DAISY REID AVENUE, SUITE 201  
WOODBIDGE, VIRGINIA 22192  
PH: 703-680-4585 FX: 703-680-4775

DATE: FEBRUARY 2014  
DRAWN BY: KVA  
CHECKED BY: HTY  
FILE NUMBER: 1332-1-0-3/08

SHEET 54 OF 5

SCALE: AS NOTED

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

DATE	DESIGN NO.	DESCRIPTION	REVISION BY	APPROVED DATE
10/15	1	REVISE SKIN		
10/15	2	UPDATE SKIN		

DATE: \_\_\_\_\_ DESIGN NO.: \_\_\_\_\_ DESCRIPTION: \_\_\_\_\_ REVISION BY: \_\_\_\_\_ APPROVED DATE: \_\_\_\_\_

ENGINEER: \_\_\_\_\_



## DESCRIPTION OF THE APPLICATION

The applicant, George Family Property Development, LLC, requests approval of a rezoning of 20.08 acres from the R-C and R-1 Districts to the PDH-2 District to permit the construction of 18 new and retention of three existing single family detached dwellings, for a total of 21 dwellings at a density of 1.05 dwelling units per acre (du/ac). The 21 proposed residential lots range in size from 11,600 square feet to 74,790 square feet, with an average lot size of approximately 25,200 square feet. In addition to the 21 proposed lots, the development includes two outlots (Parcels A and B), which comprise a total of approximately 291,000 square feet of open space and stormwater management facilities. Primary access would be from an extension and realignment of Crim Dell Lane as a public street off of Ashgrove Meadows Way. The existing dwelling that has access to the Higdon Drive cul-de-sac would maintain that access, and one additional lot would gain access to the cul-de-sac.

A reduced copy of the Conceptual/Final Development Plan (CDP/FDP) is included in the front of this report. The applicant's draft proffers and staff's proposed Final Development Plan conditions are included in Appendices 1 and 2, respectively. The applicant's statement of justification and affidavit are included in Appendices 3 and 4, respectively.

## LOCATION AND CHARACTER

The application property consists of seven parcels, under four separate owners. Both Higdon Drive and Ashgrove Meadows Way provide access to Irvin Street which connects to Old Courthouse Road. The western side of the property includes a stream, Moonac Creek, and associated wetlands, floodplain, Resource Protection Area (RPA) and Environmental Quality Corridor (EQC). The property contains rolling terrain that generally slopes from the southwest to the northeast with grades that range from approximately 6 to 18 percent. As indicated on the Existing Vegetation Map, most of the property (approximately 18 acres) is covered by long-term successional upland forest. Existing development includes four dwellings, two tennis courts, a barn, other accessory structures, and wells and septic systems. Three dwellings are proposed to remain.

The surrounding area is described in the table and shown on the map below.

Surrounding Area Description			
Direction	Use	Zoning	Plan Map
North	Single Family Detached & Private Open Space (Bluffs of Wolf Trap)	R-2	Residential, 1-2 du/ac
East	Single Family Detached (Tyson's Estates)	R-1 & R-2 Cluster	Residential, 1-2 du/ac
South	Single Family Detached (Ankerdale & Anker Glen)	R-1	Residential, 1-2 du/ac
West	Single Family Detached & Private Open Space (Manors at Wolf Trap)	R-2 Cluster	Residential, 1-2 du/ac

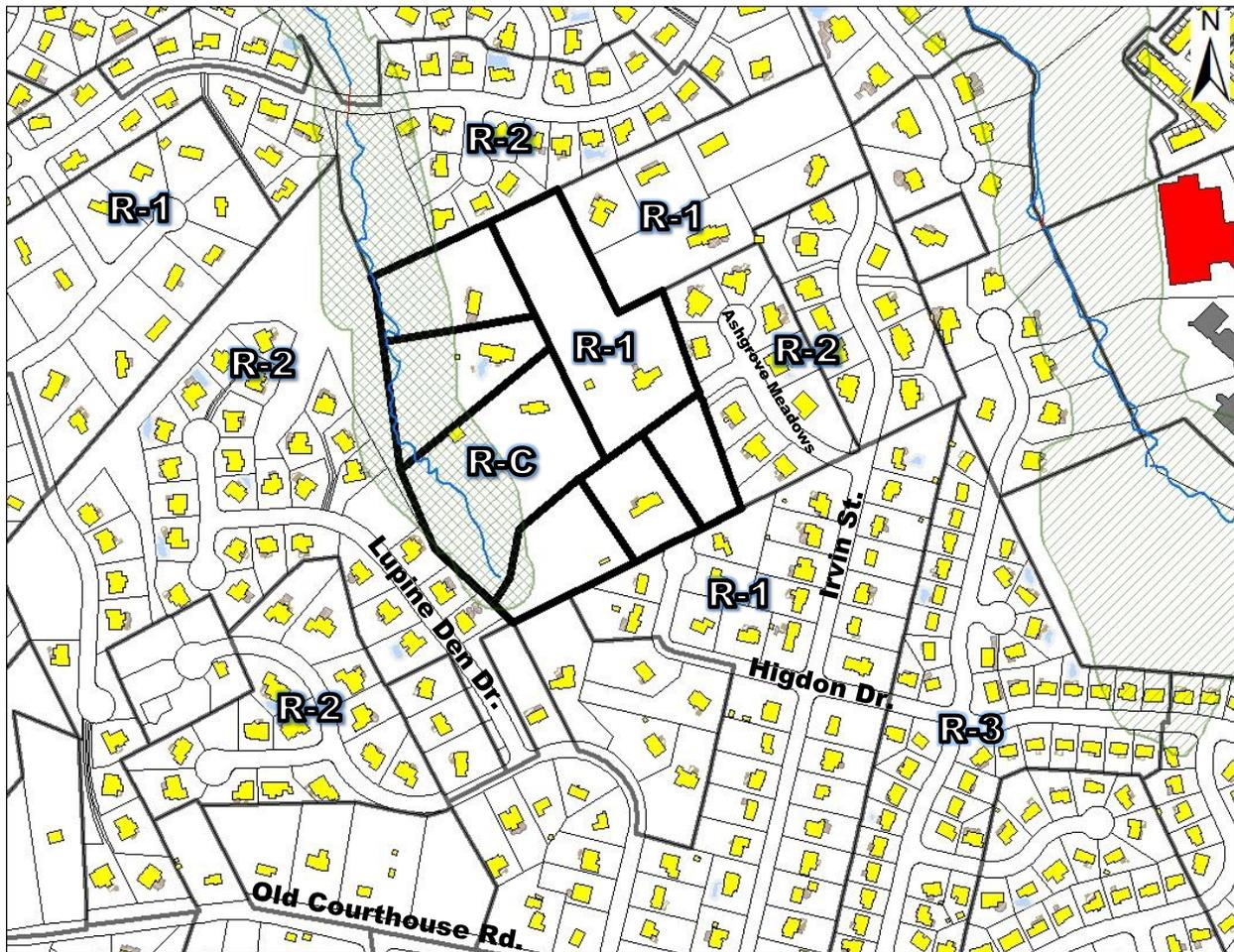


Figure 1 – Source: Fairfax County GIS with added annotations

## BACKGROUND

The property has been the subject of only one previous zoning case. On October 1, 1975, the Board of Supervisors approved RZ C-625 to rezone 5.02 acres (Tax Map 28-4 ((1)) 21) from RE-1 to R-A, which was then converted to R-C in 1978 with the adoption of the current Zoning Ordinance.

## COMPREHENSIVE PLAN PROVISIONS

The Comprehensive Plan map designates this area for residential uses at a density of 1 – 2 dwelling units/acre (du/ac). On page 69 of the Fairfax County Comprehensive Plan, 2013 Edition, Area II, Vienna Planning District, as amended through October 20, 2015, in the Spring Lake Community Planning Sector (V3), it states:

9. *The remaining vacant area west of Chain Bridge Road, except for designated public space, should be limited to single-family residential uses at 2-3 dwelling units per acre as shown on the Plan map. However, the area bounded by Old Courthouse Road, Trap Road, the DAAR, Bartholomew Court, and the Tysons Green subdivision, is planned for 1-2 dwelling units per acre as shown on the Plan map. Protection is required for the areas of Moonac Creek and Wolftrap Creek as tributaries to the environmentally sensitive Difficult Run watershed.*

## **DESCRIPTION OF THE CONCEPTUAL/FINAL DEVELOPMENT PLAN (CDP/FDP)**

The CDP/FDP titled "George Assemblage," prepared by LDC and consisting of 14 sheets dated November 2014, as signed on October 12, 2015, is reviewed below.

### **Site Layout**

The CDP/FDP depicts the development of 21 single family detached dwellings, including three existing dwellings (Lots 1, 10 and 19), on the 20.08-acre property at an overall density of 1.05 du/ac. The development is shown in two phases. Phase I (Lots 1 – 16) occupies the 15-acre northern portion of the property and is proposed for development of 16 residential lots with an average lot size of 21,200 square feet. The new dwellings would be constructed on lots ranging in size from 11,600 to 27,000 square feet. Two existing dwellings will remain on lots of 40,700 and 71,500 square feet. Phase I also includes Parcel A, which contains approximately 262,100 square feet of open space and three stormwater management facilities. The residential lots are roughly rectangular in shape.

Phase II (Lots 17 – 21) occupies the 5.08-acre southern portion of the property and is proposed for development of five residential lots with an average lot size of 38,300 square feet. The new dwellings would be constructed on lots ranging in size from 26,700 to 32,000 square feet. One existing dwelling would remain on a lot of 74,790 square feet. Phase II includes the approximately 28,900-square foot open space Parcel B. The residential lots in this phase are also generally rectangular in shape. Proposed Lots 17 and 18 are pipestem lots with frontage on Crim Dell Lane, and Lot 20 is a pipestem lot with frontage on Higdon Drive.

The typical lot detail on Sheet 1 of the CDP/FDP defines 25-foot minimum front and rear yards, and 12-foot minimum side yards. The minimum yards are further defined for each lot on Sheet 2. As shown on Sheet 2, the peripheral yards for Lots 1 and 18 through 21 exceed the minimum yards identified in the typical lot detail. The side yards for Lot 18 is a minimum of 20 feet where it abuts the Ankerdale subdivision to the south. The front yard setback for Lots 19 and 20 that face the Higdon Drive cul-de-sac is defined as 40 feet. The side yard setback for Lots 1, 20 and 21 where they adjoin the Tyson's Estates subdivision to the east is 20 feet. Proposed front yard setbacks of 25 feet and approximately 40 feet are provided along the pipestem for Lots 17 and 18, respectively.

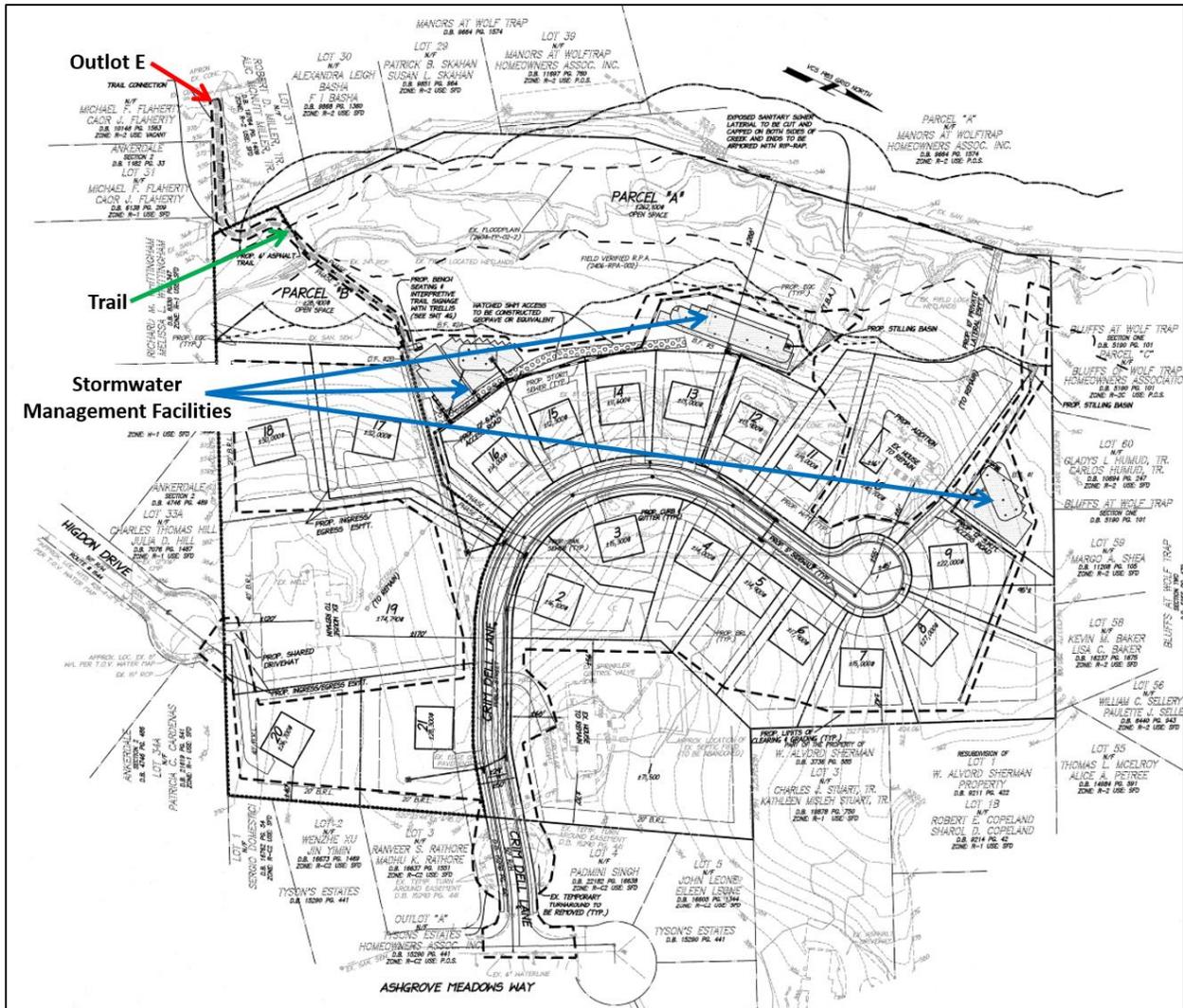


Figure 2 – Source: Sheet 2, CDP/FDP with added annotations

### Vehicular and Pedestrian Access

The Phase I lots are accessed from the proposed public street, Crim Dell Lane, which terminates in a cul-de-sac. The CDP/FDP depicts a 5-foot wide sidewalk on both sides of the street. Three of the Phase II lots (Lots 17, 18 and 21) are accessed from Crim Dell Lane and two gain access from the existing Hidgon Drive cul-de-sac (Lots 19 and 20). Lots 17 and 18 share a pipestem driveway to Crim Dell Lane, and similarly, Lots 19 and 20 would share a driveway entrance to Hidgon Drive. The existing driveway entrance to Hidgon Drive serving Lot 19 is shown on the plan to be widened to approximately 22 feet. This portion of Hidgon Drive does not have a sidewalk. As further discussed below, the plan also provides a pedestrian connection from Crim Dell Lane to Lupine Den Drive to the west.

### Parking

Each lot will contain sufficient area for a minimum of two parking spaces in the driveway and two parking spaces within an attached garage for a total of four parking spaces per residence. The proffers stipulate that the driveways will be a minimum of 18 feet in width and 20 feet in length, as measured from the garage to the property line. Given the minimum front yard of 25 feet, driveway length will exceed 20 feet.

### Open Space

The proposed development contains approximately 291,000 square feet, or 33 percent, open space. Parcel A contains 262,100 square feet and includes RPA/EQC areas along Moonac Creek, the stormwater management facilities, and a passive recreational trail with a wayside amenity. Parcel B contains 28,900 square feet and primarily is occupied by RPA/EQC areas. The trail is shown on the CDP/FDP as a 6-foot wide asphalt trail extending from Crim Dell Lane via the stormwater access road between Lots 16 and 17, across Moonac Creek and traversing off-site Outlot E (Tax Map 28-4 ((34)) E) to connect to Lupine Den Drive.

### Stormwater Management

The application proposes to meet stormwater quantity and quality requirements through the use of three bio-retention facilities and one detention facility, all to be located on Parcel A. There will be two discharge points, both located just outside the Resource Protection Area and Environmental Quality Corridor. Stormwater management is further discussed below under Residential Development Criterion 3.

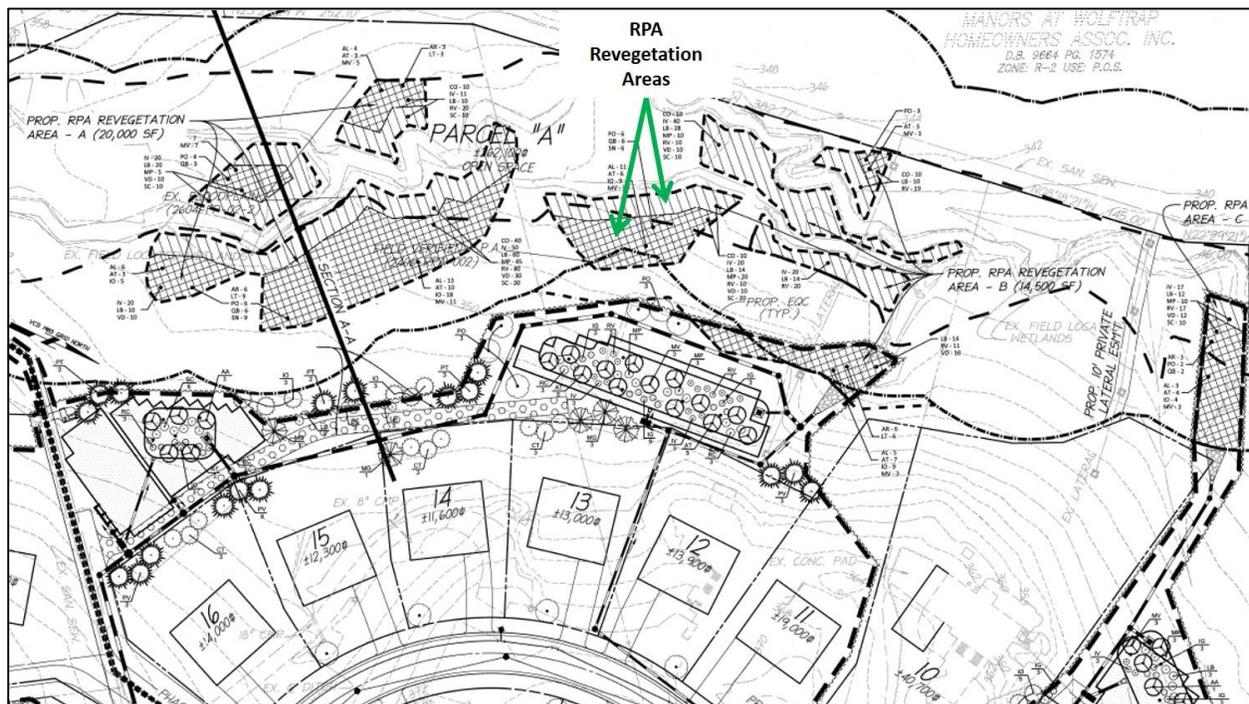


Figure 3 – Source: Sheet 4E, CDP/FDP with added annotations

In Figure 3 above, the hatched and cross-hatched areas represent approximately 37,600 square feet that will be planted in accordance with an RPA enhancement plan designed to reduce soil erosion and improve water quality.

### **Architecture and Design**

Illustrative architectural elevations are shown on Sheet 4G of the CDP/FDP, and a draft proffer specifies that the primary building materials will be brick, stone, cementitious siding, shingles or other similar masonry materials.

### **RESIDENTIAL DEVELOPMENT CRITERIA (Appendix 5)**

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

#### **Residential Development Criterion 1: Site Design**

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

#### Consolidation

The Comprehensive Plan provides no specific guidance regarding consolidation for the subject parcel. The applicant has consolidated seven existing parcels under four separate owners in order to create the proposed development. The applicant has stated that further consolidation could not reasonably be achieved due to surrounding existing residential development. Most of the surrounding development is at a general density of two dwelling units/acre. However, Lots 22A, 22C, 22D, 22E and 22F, located to the east of the subject property, range in size from 1 to 2.24 acres. The applicant has indicated that the owners of adjacent Lot 22E were approached and did not express interest in consolidation. Lots 22A, and C-F are accessed from an outlet road from Irvin Street, and the proposed development does not preclude the future redevelopment of these lots.

#### Layout

There is no minimum lot size, average lot size, or minimum yard requirement for the PDH-2 District. The proposed layout employs this flexibility in providing a range of lot

sizes and maintaining considerably larger lots for the existing dwellings. Lot sizes are further discussed below under Residential Criterion 2. Although some lots would be impacted by relatively steep slopes, usable yard areas are provided on all lots.

Most of the lots front on the proposed extension of Crim Dell Lane. Pipestem Lots 17 and 18 are oriented toward the side of the dwelling on Lot 19; however, the large lot sizes allow for ample spacing between the dwellings, with potentially 160 feet between the side of the dwelling on Lot 19 and the fronts of the dwellings on Lots 17 and 18. These lots, as well as Lots 10 through 16, back to the RPA, which allows their rear yards to benefit from the screening of the private open space. Lot 19 maintains the orientation of the existing dwelling to Higdon Drive. Lot 20 is proposed to share this existing access of Lot 19 to Higdon Drive.

#### Open Space, Landscaping, and Amenities

The PDH-2 District requires that a minimum of 20 percent of the gross area of the site (approximately 174,970 square feet) be provided as open space. The CDP/FDP depicts approximately 33 percent (291,000 square feet) open space between Parcels A and B, which contain the RPA/EQC areas along Moonac Creek and the stormwater management facilities. The existing trees and vegetation on Parcels A and B will remain undisturbed, other than from impacts due to the stormwater management facilities. In addition, along Crim Dell Lane, Sheet 4D of the CDP/FDP depicts the planting of approximately one deciduous tree per lot in Phase I, and ten trees along the rear of Lot 19 in Phase II. Evergreen and deciduous trees are shown along the rear of Lots 2 through 7 and around the stormwater management facilities behind Lots 12 through 16, and along the stormwater management access road abutting Lot 10.

The proposed asphalt pedestrian trail connecting to the Manors at Wolftrap subdivision located to the west will serve as a passive-recreational amenity. This trail will be located along an existing gravel access road and will formalize a path that has been used in the past to connect to other subdivisions and to pathways to the general Tysons area. The applicant has indicated that the owner of Outlot E has agreed to grant an access easement for the trail. This trail alignment minimizes disturbance because it follows the existing outlet road, and yet allows pedestrians to enjoy Moonac Creek and the associated open space area. In addition, a trellised seating area with interpretive signage will be located along the trail, just outside the RPA.

The proffers include a commitment to the full fair share contribution of \$47,329 to the Fairfax County Park Authority (FCPA) for off-site recreation. The proffers also provide that if the value of the on-site recreational expenditures does not equal \$1,800 per new dwelling unit, the applicant will contribute the balance to the FCPA.

Overall, staff believes that the application presents a high quality site design as described above, and satisfies Criterion 1.

## Residential Development Criterion 2: Neighborhood Context

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

### Transitions to abutting and adjacent uses

The application property is surrounded by residential subdivisions developed with single family detached dwellings and associated outlots. Figure 4 illustrates the nearby subdivisions with the proposed CDP/FDP overlaid on imagery from the Fairfax County GIS.

The overall density of the applicant's proposed development is 1.05 du/ac, which is compatible with surrounding development and is at the lower end of the

Comprehensive Plan's recommended density range. The Manors at Wolf Trap subdivision, located to the west of the application property, is zoned R-2 Cluster and was approved at a density of 1.32 du/ac. The Bluffs at Wolf Trap, located to the north, is zoned R-2 and was approved at a density of 1.73 du/ac. Tyson's Estates, located to the east, is zoned R-2 Cluster and was approved at a density of 1.56 du/ac. Also located to the east are five larger lots of approximately 1 to 2.24 acres (Lots 22A, 22C – F), zoned R-1. The Ankerdale subdivision to the south is zoned R-1, but is developed with lots of approximately one-half acre in size. Anker Glen, also located to the south, is a conventional R-1 subdivision with a density of 0.93 du/ac. Staff believes that the proposed overall density is compatible with the density of the adjacent subdivisions.



Figure 4 – Source: Fairfax County GIS, CDP/FDP and added graphics

### Lot sizes, particularly along the periphery

The chart below contains a summary of the average residential lot sizes, the minimum lot area, and the maximum lot area for the subject application and the adjacent subdivisions, exclusive of outlots.

	<b>Number of Lots</b>	<b>Average Lot Area (sf)</b>	<b>Min. Lot Area (sf)</b>	<b>Max. Lot Area (sf)</b>
Subject Application	21	25,200	11,600	74,790
Bluffs at Wolf Trap <sup>2</sup>	20	16,136	15,031	18,630
Lots 22A, C-F	5	66,230	43,564	97,661
Tyson's Estates	9	22,723	21,014	31,913
Ankerdale <sup>3</sup>	18	24,185	20,638	32,147
Anker Glen	5	47,074	36,000	63,148
Manors at Wolf Trap	38	17,760	13,026	25,614

*Notes:*

1. *The above calculations are based on the Department of Tax Administration's Real Estate Assessment records.*
2. *Portion along Montmorency Drive, east of Moonac Creek (Lots 25-28, 39-41, 51-63)*
3. *Portion north of Higdon Drive (Lots 32 – 49)*

The average lot size for the proposed application is slightly larger than most of the subdivisions in the vicinity. While the minimum lot area is smaller than others in the vicinity, the average lot area for Phase I (excluding Lots 1 and 10 which are being maintained for existing dwellings) is 16,036 square feet, which is comparable to the average lot area in the Bluffs at Wolf Trap and the Manors at Wolf Trap. With the range of lot sizes, the proposed application fits into the fabric of the area, providing lots that are compatible with both the smaller lots and the larger lots in the surrounding area.

*Bulk/mass of the proposed dwelling units*

The illustrative architectural elevations on Sheet 4G of the CDP/FDP depict two-story dwellings that appear to be compatible with the existing dwellings in the surrounding residential developments in terms of bulk and mass. The Zoning Ordinance stipulates that the maximum height will be 35 feet. Based on information from the Department of Tax Administration, the average above grade living area for abutting dwelling units is 3,644 square feet.

*Setbacks (front, side, and rear)*

The Typical Lot Detail on Sheet 1 indicates that the placement of the dwellings will maintain minimum 25-foot front and rear yards and 12-foot side yards. Although there are no minimum required yards for the requested PDH-2 District, the proposed setbacks are similar to the minimum required yards for the R-2 District developed under the cluster provisions of the Zoning Ordinance (25-foot front and rear, and 8-foot minimum/24-foot total for the side yards). As previously noted, the adjacent Tyson's

Estates and the Manors at Wolf Trap subdivisions are developed in accordance with the requirements of the R-2 Cluster District.

The setbacks for lots at the periphery exceed those of the typical lot detail where necessary to be compatible with the adjoining zoning district. The rear yards of Lots 8 and 9 abut the R-2 District to the north. The 25-foot rear setback is consistent with the rear yard requirement for the R-2 District. Similarly, the rear yards of Lots 6 through 8 abut the R-1 District to the east and provide a consistent 25-foot rear setback. The side yards of Lots 1, 20 and 21 abut the R-2 (cluster) District to the east. A 20-foot side yard setback is shown on Sheet 2 for these lots, where the minimum side yard requirement for an R-2 Cluster subdivision lot is 8 feet with a total minimum of 24 feet. The front yards of Lots 19 and 20 abut the R-1 District to the south, and therefore, a minimum 40-foot setback is specified, in conformance with the R-1 front yard requirement. Finally, the side yard of Lot 18 abuts the R-1 District to the south, and a minimum 20-foot setback is identified, in conformance with the R-1 side yard requirement.

Additionally, it should be noted that given the delineated limits of clearing and grading, tree save areas and supplemental landscaping as shown on Sheets 2, 4A and 4D, the dwellings on Lots 6 through 9 will be located to maintain a significantly larger rear setback than 25 feet. For instance, the dwelling on Lot 7 is noted as being located 42 feet from the rear lot line, and the dwelling on Lot 9 is shown to be 95 feet from the rear lot line.

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

The proposed dwellings in Phase I abut the surrounding development to the north and east. These lots are oriented with their rear yards to the rear yards of the surrounding lots, except for the dwelling on adjacent Lot 22E. The rear lot line of proposed Lots 6 and 7 adjoin the side yard of Lot 22E; staff notes that the existing dwelling on Lot 22E is located approximately 295 feet from the lot line. In staff's opinion, the dwellings in Phase I are appropriately oriented. In Phase II, Lots 17 and 18 face the side of Lot 19; however, as noted above under Residential Development Criterion 1, the large lot sizes allow sufficient space between the dwellings, and the orientation permits Lots 17 and 18 to benefit from the open space to the rear.

#### *Architectural elevations and materials*

The illustrative elevations on Sheet 4G of the CDP/FDP depict proposed dwellings that have two stories, a two-car garage, pitched roof, front stoop, stone water table and siding or shingles. The architecture incorporates elements of the Craftsman style and appears to be generally compatible with the residences in the neighboring subdivisions. Proffer 38 specifies that the primary building materials will be brick, stone, cementitious siding, shingles or other similar masonry materials. These materials would fit into the surrounding community.

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

The proposed CDP/FDP provides vehicular access to Ashgrove Meadows Way with the extension of Crim Dell Lane as a public street. Staff requested that the applicant explore also connecting Higdon Drive to Crim Dell Lane. Such a connection would be desirable in order to provide an alternate access to the proposed development, although staff acknowledges that both entrances would lead to the intersection of Higdon Drive and Irvin Street and ultimately to Old Courthouse Road. The applicant provided additional information to justify not connecting to Higdon Road, including documentation of impacts to tree preservation and stormwater management, the need for retaining walls, safety concerns related to the slope and alignment of Higdon Drive, and issues related to the elevation difference between the cul-de-sac of Higdon Drive and Crim Dell Lane. On September 17, 2015, the Virginia Department of Transportation (VDOT) approved the exceptions to the Secondary Street Acceptance Requirements (SSAR) relative to providing multiple connections and connecting to a VDOT-maintained stub out.

The CDP/FDP depicts a 5-foot wide sidewalk along both sides of Crim Dell Lane. In addition, the applicant proposes to provide a pedestrian trail to connect to Lupine Den Drive in the Manors at Wolf Trap to the west.

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

The proposed limits of clearing and grading as displayed on the CDP/FDP indicate that most of the areas for proposed residential lots and stormwater management will be cleared. The vegetated areas of the RPA/EQC will be preserved, and clearing is not proposed around the existing dwellings that are to remain. In addition, portions of proposed Lots 5 through 9, 11, 17, 18, 20 and 21 would not be cleared. As indicated on Sheet 4F, the proposed development meets the Tree Canopy and Tree Preservation requirements of the PFM. The property contains some moderate to steep slopes, and the natural rolling topography will be altered for the development, as further discussed below under Residential Development Criterion 3.

Overall, staff believes that the proposed development fits into the context of the neighborhood as required by Criterion 2.

**Residential Development Criterion 3: Environment** (Appendices 6 – 8)

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

### Preservation

The Policy Plan states that developments should conserve natural environmental resources such as floodplains, stream valleys, woodlands, and wetlands. The subject property contains Moonac Creek and its associated environmentally sensitive areas which the site specific text of the Comprehensive Plan requires to be protected. The applicant proposes the long-term preservation of these areas within Parcels A and B.

The applicant has worked with staff to develop a vegetation enhancement plan for the RPA that is designed to improve pollution extraction, minimize soil erosion and improve wildlife habitat. The plan, as presented on Sheets 4D through 4G of the CDP/FDP, identifies a total of approximately 37,600 square feet that will receive supplemental vegetation, including seeds and shrubs nearest the stream and trees beyond. In accordance with Proffer 19, the RPA enhancement plan will be refined and approved by the Urban Forest Management Division (UFMD) prior to subdivision approval. The plan shall include techniques for the handling and installation of the live stakes as recommended by the Northern Virginia Soil and Water Conservation District (NVSWCD). Staff commends the applicant for this commitment to supplement the long-term health of Moonac Creek and the associated RPA.

The Environment and Development Review Branch (EDRB) identified in their review an area of Environmental Quality Corridor (EQC) encroachment. The applicant has responded that this is due to an existing tennis court that will be removed. Staff also recommended that the stormwater management facilities be located at least 15 feet from the EQC to ensure that there would be no encroachments. The proposed plan does not provide the requested separation. Bio-retention facility #2 is located approximately 10 feet from the RPA/EQC, and while bio-retention facility #3 is situated 15 feet from the EQC, the drainage pipe is shown to extend to the edge of the EQC. It is noted that the applicant will be required to adhere to the limits of clearing and grading and to install tree preservation fencing.

### Slopes and Soils

According to the County Soils Map, the majority of the proposed development areas will be located on areas rated as having good foundation support and drainage. These soils also have a high potential for erosion. The applicant will be required to meet the Erosion and Sediment Control requirements contained in Section 11 of the PFM. Areas with problem soils will require submission of a geotechnical report prior to subdivision approval.

The preliminary grading plan indicates that the natural topography will be substantially altered. Staff encouraged the applicant to reconsider the proposed grading in order to preserve some of the natural topography. It is also noted that several lots will have steep slopes in their rear yards. The applicant provided additional information stating that Crim Dell Lane is designed to mimic the slopes of the existing Crim Dell and Winding Creek Lanes. The 3:1 slope at the rear of Lots 2 through 6 is a cut slope; the

3:1 slope at the rear of Lots 8 and 9 is a fill slope. The grading plan was designed to create usable rear yards, and account for the elevations needed for sanitary sewer and stormwater management. No retaining walls are shown on the plan.

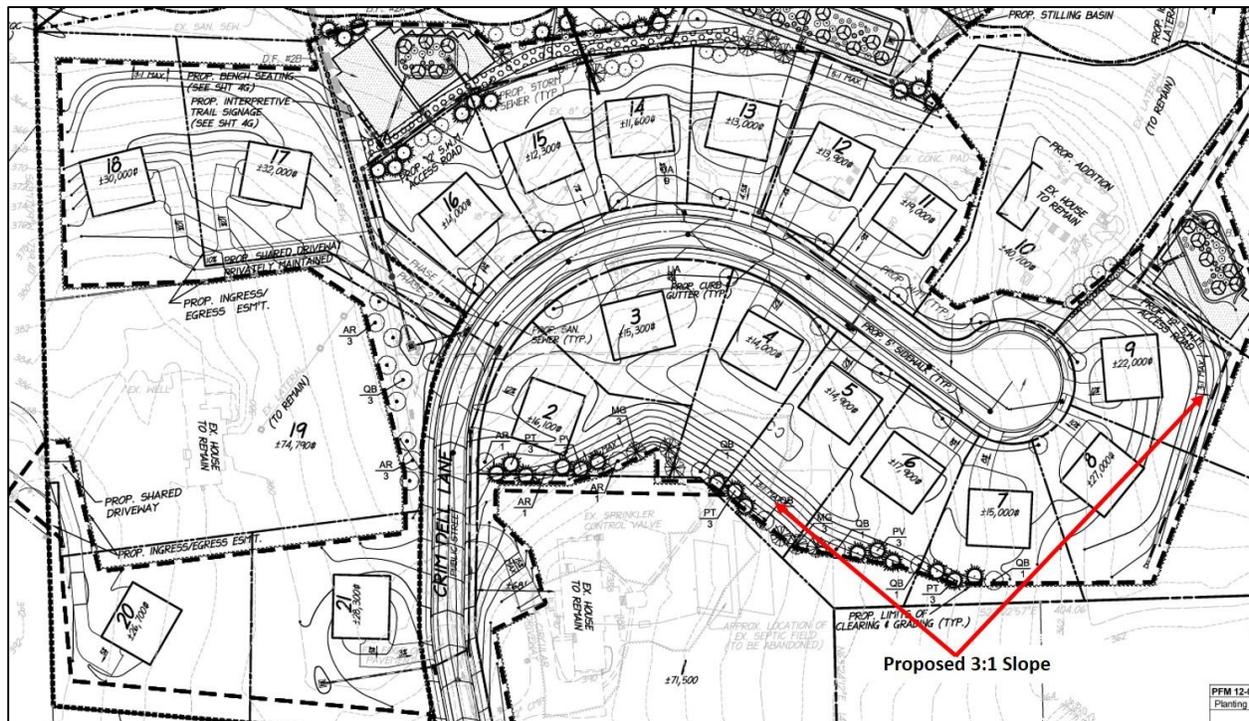


Figure 5 – Source: Preliminary grading provided by applicant and added annotation

### Water Quality and Drainage

The stormwater management narrative on Sheet 5 of the CDP/FDP states that the stormwater management facilities have been designed for the 10-year, 24-hour storm in order to provide detention for the 1, 2, and 10-year storm events and meet the water quality/BMP requirements of the Public Facilities Manual (PFM). Although the final calculations will be provided at the time of subdivision plan, the calculations included on the CDP/FDP indicate that the post-development runoff will be less than the pre-development runoff and phosphorus removal will exceed that required by the PFM. As stated in the outfall narrative on Sheet 5, the subject property is located within the Difficult Run watershed and there is one storm drainage outfall, located at the northwest corner of the property. The CDP/FDP states that adequate outfall, channel and flood protection requirements will be met. As requested by the Site Development and Inspections Division (SDID), the applicant provided additional information to demonstrate that the runoff will not result in off-site flooding.

The stormwater facilities will be privately maintained by the future homeowners association (HOA). The proffers state that written materials describing the proper maintenance of the facilities will be provided to the HOA. The PFM requires the developer to place an escrow with the HOA equal to a 20-year maintenance cycle plus 40 percent of the facility replacement cost.

### Noise

The property is surrounded by other residential development and private open space. The proposed dwellings are not within close proximity to a source of transportation generated noise, and are therefore unlikely to experience adverse impacts from noise.

### Lighting

Any proposed lighting will be required to meet all standards set forth in the PFM and Article 14 of the Zoning Ordinance.

### Energy

The applicant's draft proffers include a commitment to green building techniques through conformance with either the Earthcraft House Program or the Energy Star Qualified Homes path.

Overall, staff believes that the application provides for the preservation of environmentally sensitive features and that Criterion 3 has been satisfied.

### **Residential Development Criterion 4: Tree Preservation and Tree Cover Requirements (Appendix 9)**

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

The site currently contains 18 acres (785,796 square feet) of existing upland forest according to the Existing Vegetation Map. The applicant has identified on Sheet 4A tree preservation areas within Parcels A and B, and Lots 1, 8, 9, 10, 11, 17 and 18, as well as some supplemental plantings throughout the development. The calculations provided on Sheet 4F of the CDP/FDP indicate that the proposed development will provide for the preservation of 317,900 square feet of existing tree canopy, which represents approximately 40 percent of the canopy. This area of canopy would satisfy the tree preservation target and the tree canopy requirements through preservation alone. In addition, the applicant proposes to plant approximately 123 trees and 88 shrubs outside the RPA, and 259 trees and 941 shrubs within the RPA.

The applicant proposes conservation on Parcels A and B that will be owned by the HOA. Staff believes that providing for tree preservation on these common properties is

preferred over preservation on private lots because it affords better assurance of the long-term preservation of existing vegetation. Further, the applicant's draft proffers commit to marking all private lot corners where private lots share boundaries with common open space in order to create a visual boundary in an attempt to preclude the removal of any existing vegetation.

The applicant has also included several proffers related to tree preservation and landscaping, including but not limited to tree preservation fencing and site monitoring. Staff from the Urban Forest Management Division (UFMD) also recommended that the applicant commit to a tree bond proffer due to the high quality of existing trees proposed for preservation on-site. This would require the applicant to post a cash bond and letter of credit at the time of subdivision plan approval to ensure preservation and/or replacement of the trees for which a Tree Value has been determined (the "bonded trees"). At any time prior to bond release, if any bonded trees die, are removed, or severely decline due to construction activities, the applicant would be required to replace the trees at their expense. In addition, a payment equal to the value of any bonded tree that is dead or dying or improperly removed due to unauthorized construction activities would be required. The applicant's draft proffers commit to this request. The review by the UFMD indicates that all of their comments have been adequately addressed.

In summary, the CDP/FDP indicates that the tree preservation target and the 10-year tree canopy requirements will be met. In addition, the applicant has included proffers to address tree preservation and landscaping, including a tree bond proffer. Therefore, staff believes that the application satisfies Criterion 4.

#### **Residential Development Criterion 5: Transportation (Appendix 10)**

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

##### *Transportation Improvements (including Non-motorized Facilities)*

As previously discussed, the applicant will realign and extend Crim Dell Lane as a public street with curb and gutter and 5-foot sidewalks within a 50-foot wide right-of-way. Crim Dell Lane would be over 1,000 feet in length. Although long, single-ended streets should be minimized, this design is an improvement over a previous plan that included a private street extending from the cul-de-sac of a public street. A pedestrian

connection will be provided to the Manors at Wolf Trap located to the west of Moonac Creek.

### Transit/Transportation Management

The applicant is not proposing to provide bus shelters, shuttle service, or other transportation management commitments. Due to the minimal impact that 21 residences will likely have on the nearby transportation network, staff did not identify a need for such transportation management measures.

### Interconnection of the Street Network

Higdon Drive terminates in a cul-de-sac at the southern boundary of the property, and therefore, as previously discussed, staff requested that the applicant evaluate connecting Higdon Drive to Crim Dell Lane to improve neighborhood circulation. Although vehicular connections are generally desirable, staff accepted the additional information provided by the applicant to justify not connecting Higdon Drive, based on the proposed layout, and the related SSAR exceptions have been approved by VDOT. Traffic calming measures were not determined to be necessary for Crim Dell Lane. Sufficient public safety access is provided with the cul-de-sac radius of 45 feet, which meets the PFM requirement for fire vehicles.

### Streets

The Residential Development Criteria state that public streets are preferred and that if private streets are proposed in single-family detached developments the benefit of such streets must be demonstrated. The proposed development does not include private streets. Three lots will gain access to public streets via pipestem driveways.

Based on the features described above, staff finds that the application satisfies Criterion 5.

### **Residential Development Criterion 6: Public Facilities** (Appendices 11 – 15)

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

The Fairfax County Public Schools' Office of Facilities Planning Services (FCPS) determined that the proposal is anticipated to yield a net increase of approximately four new students. Based on the approved proffer formula guidelines, a proffer contribution

of \$46,996 is appropriate in order to address capital improvements for the receiving schools. The applicant's proffers include this contribution to be made prior to the issuance of the first building permit for that phase.

The Fairfax County Park Authority (FCPA) requested that the applicant provide a fair share contribution to the Park Authority to offset impacts to off-site park and recreation service levels. The applicant's draft proffers propose a \$47,329 contribution to the FCPA. This contribution is consistent with the amount recommended by the FCPA and would be used for off-site recreational facilities intended to serve the future residents as determined by FCPA in consultation with the Supervisor for the Hunter Mill District.

In addition, the Zoning Ordinance requires a minimum expenditure of \$1,800 per residential unit for on-site recreational facilities to serve the development population. The applicant's proffers commit to this expenditure, and if the minimum on-site expenditures are not met, the balance of the funds will be contributed to the FCPA. Recreational facilities depicted on the CDP/FDP are comprised of the pedestrian trail, including the off-site connection to Lupine Den Drive, and the wayside trellised seating area. Staff supports the trail and wayside as passive-recreational amenities that will be an asset to the community, enhancing both enjoyment of the stream area and pedestrian connectivity in the Tysons area. The applicant should be commended for working to secure the off-site connection through Outlot E.

The proposed development would not adversely impact sanitary sewer capacity. The proposed development is more than 1,000 feet from the nearest Fairfax Water main and, therefore, is not required to connect to Fairfax Water's system. The applicant has stated that the property will be served by public water from the Town of Vienna. The Health Department noted that the existing septic tanks and wells will need to be properly abandoned. Finally, the proposal meets the guidelines expressed by the Office of the Fire Marshal.

Based on the features described above, staff concludes that the application meets Criterion 6.

### **Residential Development Criterion 7: Affordable Housing**

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

The Zoning Ordinance does not require the applicant to provide Affordable Dwelling Units (ADUs) because only 21 dwellings are proposed. Section 2-802 of the Zoning Ordinance states that the requirements of the Affordable Dwelling Unit Program shall apply when the rezoning yields fifty or more dwelling units at an equivalent density

greater than one unit per acre. However, the Comprehensive Plan recommends a contribution to the County's Housing Trust Fund in rezoning applications that propose new residential dwellings. The application satisfies this Comprehensive Plan guideline by proffering to contribute 0.5% of the projected sales price for all of the units approved on the property to the Fairfax County Housing Trust Fund.

The draft proffers also stipulate universal design options that will be offered at no extra cost, and additional options that will be offered subject to fees.

Given these draft proffers, staff finds that the application satisfies Criterion 7.

### **Residential Development Criterion 8: Heritage Resources**

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

Staff from the Fairfax County Park Authority reviewed the proposed development and determined that the subject property reflects a moderate to high potential to contain significant archaeological sites. Therefore, as recommended, the draft proffers include a commitment to conduct a Phase I archaeological study on the undisturbed portions of the property, and a Phase II study if warranted. As a result, the application meets Criterion 8 in staff's opinion.

## **ZONING ORDINANCE PROVISIONS (Appendix 16)**

### **Planned Development Housing District (PDH)**

*The PDH District is established to encourage innovative and creative design and to facilitate use of the most advantageous construction techniques in the development of land for residential and other selected secondary uses. The district regulations are designed to insure ample provision and efficient use of open space; to promote high standards in the layout, design and construction of residential development; to promote balanced developments of mixed housing types; to encourage the provision of dwellings within the means of families of low and moderate income; and, to otherwise implement the stated purpose and intent of the Zoning Ordinance. To these ends, rezoning to and development under this district will be permitted only in accordance with a development plan prepared and approved in accordance with the provisions of Article 16.*

Staff's review of the development's conformance with the standards for all planned developments is contained below.

### **Standards for all Planned Developments (Sect. 16-100)**

Section 16-101 contains six general standards that a planned development must meet. In addition, Sect. 16-102 contains three design standards that all Conceptual and Final Development Plans must satisfy. These standards are summarized below and contained in Appendix 16.

#### General Standards (Sect. 16-101)

*General Standard 1 requires that the planned development substantially conform to the adopted Comprehensive Plan with respect to type, character and intensity.*

The subject property is planned for residential use a density of 1 – 2 du/ac. The applicant's proposal at a density of 1.05 du/ac is in conformance with the recommendations of the Comprehensive Plan. As described above, staff finds that the proposed development satisfies the Residential Development Criteria of the Policy Plan. Therefore, staff finds that the application meets this standard.

*General Standard 2 requires that the planned development achieve the stated purpose and intent of the planned development district more than under a conventional district.*

The PDH District is established to encourage innovative and creative design and to facilitate use of the most advantageous construction techniques in the development of land for residential and other selected secondary uses. The applicant's proposal allows for the preservation of 291,000 square feet (6.68 acres) as part of Parcels A and B along the western side of the property. As a result, the application meets this standard in staff's opinion.

*General Standard 3 requires the planned development to efficiently utilize the land and preserve scenic and natural features to the extent possible.*

As previously discussed, the proposed development preserves the natural features of Moonac Creek and associated RPA/EQC areas. Locating the pedestrian trail along the alignment of the existing outlet road will provide access to the scenic wooded, stream-side area while minimizing disturbance. As such, staff finds that the application meets this standard.

*General Standard 4 requires that the planned development be designed to prevent substantial injury to surrounding development and not deter or impede development.*

The surrounding properties contain single family detached dwellings and associated outlots. As discussed in the analysis of Residential Development Criterion 2, staff believes that the proposed development is generally compatible with the adjacent

development. In staff's opinion, the proposed development on the subject property will not deter or impede development on the surrounding parcels that are planned for residential use at 1 - 2 du/ac.

*General Standard 5 requires the planned development to be located in an area with adequate public facilities.*

As summarized in the analysis of Residential Development Criteria 3 and 6, staff finds that adequate public facilities will be provided.

*General Standard 6 requires that the planned development provide coordinated linkages.*

The proposed development includes the extension of a public street with sidewalks along both sides as well as a pedestrian trail to the Manors at Wolf Trap.

#### Design Standards (Sect. 16-102)

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

The R-2 District (Residential, 2 dwelling units per acre) is the closest conventional residential district. The table below summarizes the R-2 District's setback requirements and the building restriction line imposed on Sheet 2 of the CDP/FDP for the proposed residential lots located at the periphery (Lots 1, 6 – 9, 18 – 21).

	<b>R-2 Requirement</b>	<b>Proposed Development</b>
<b>Front Yard</b>	35 feet	25 - 40 feet (40 ft. provided where the front yard abuts the periphery: Lots 19 and 20)
<b>Side Yard</b>	15 feet	12 – 20 feet (20 ft. provided where the side yard abuts the periphery: Lots 1, 18, 20 and 21)
<b>Rear Yard</b>	25 feet	25 feet

As indicated in the table, where the yard in question abuts the periphery of the development, the building restriction line (minimum yard requirement) meets or exceeds the standards of the conventional R-2 District. Overall, staff believes that the lots generally conform to the R-2 conventional setbacks as contemplated by this provision and allow for the preservation of environmental features on the site.

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

The proposed development complies with the applicable provisions of the Zoning Ordinance as stated above and will be required to comply with these regulations during subsequent stages of the development process.

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

The applicant is providing a public street with sidewalks and a pedestrian trail to the existing subdivision to the west. There are no proposed connections to mass transportation facilities given the site's distance from such facilities.

### **Waivers Requested**

The applicant included a request for approval of a waiver of Section 7-0406.8C of the Public Facilities Manual (PFM) which allows the Director of DPWES to require a greater cul-de-sac radius for school bus turnaround purposes when the cul-de-sac is located further than 600 feet from an interior cross connection. Staff recommends that this request be reviewed at the time of subdivision approval, in accordance with the DPWES letter to industry dated May 9, 2002, providing guidelines for requesting waivers. The proposed 45-foot pavement radius for the cul-de-sac meets the standards of the PFM and no concerns have been identified.

As noted on the CDP/FDP, the requested Resource Protection Area (RPA) exemption and floodplain encroachment can be administratively reviewed as part of the subdivision process.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

The applicant requests approval of a rezoning from the R-1 and R-C Districts to the PDH-2 District to permit a development with 21 single family detached dwellings at a density of 1.05 dwelling units per acre (du/ac). The subject property is surrounded by residential subdivisions developed with single family detached dwellings and associated outlots and planned for residential use at 1 – 2 du/ac. The applicant proposes to preserve the western portion of the property with Moonac Creek and its surrounding

RPA/EQC as separate parcels to be owned by the future homeowner's association, and to significantly enhance the RPA through re-vegetation. Therefore, the proposed development will provide for the improvement and long-term preservation of this environmentally sensitive area. The application also provides an important pedestrian connection to the west that will serve as a passive recreational amenity and formalize a pathway that has been used in the past. Furthermore, the proffers include contributions to off-set the impacts to recreational facilities, affordable housing and schools.

### **Recommendation**

Staff recommends approval of RZ 2014-HM-024, subject to the execution of proffers consistent with the draft proffers contained in Appendix 1.

Staff recommends approval of FDP 2014-HM-024, subject to the proposed development conditions contained in Appendix 2 and the Board of Supervisors' approval of the associated rezoning and Conceptual Development Plan.

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

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

### **APPENDICES**

1. Draft proffers dated November 24, 2015
2. Proposed Development Conditions
3. Statement of Justification
4. Affidavit
5. Residential Development Criteria
6. Northern Virginia Soil and Water Conservation District Analysis
7. Environment and Development Review Analysis
8. Site Development and Inspections Division Analysis
9. Urban Forest Management Division Analysis
10. Fairfax County Department of Transportation and Virginia Department of Transportation Analyses
11. Fairfax County Public Schools Analysis
12. Fairfax County Park Authority Analysis
13. Wastewater Planning & Monitoring Division Analysis
14. Fairfax County Water Authority Analysis
15. Health Department Analysis

16. Zoning Ordinance Provisions
17. Glossary

**GEORGE FAMILY PROPERTY DEVELOPMENT LLC  
RZ 2014-HM-024**

**PROFFERS**

May 12, 2015  
August 20, 2015  
October 12, 2015  
October 29, 2015  
November 24, 2015

Pursuant to Section 15.2-2303(a) of the Code of Virginia, 1950, as amended, the property owners and Applicant in this rezoning proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference – 28-4-((1))-19, 19A, 21, 21B, 25, 25A, and 25C (hereinafter referred to as the “Property”) will be in accordance with the following conditions if, and only if, said rezoning request for the PDH-2 District is granted by the Board of Supervisors of Fairfax County, Virginia (the "Board"). In the event said application request is denied or the Board’s approval is overturned by a court of competent jurisdiction, these proffers shall be null and void. The owners and the Applicant (collectively the “Applicant”), for themselves, their successors and assigns, agree that these proffers shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board, in accordance with applicable County and State statutory procedures. The proffered conditions are:

**General**

1. Conceptual/ Final Development Plan. The Property shall be developed in substantial conformance with the Conceptual Development Plan ("CDP ") and Final Development Plan ("FDP ") entitled “George Assemblage”, prepared by Land Design Consultants dated November, 2014 and revised through October, 12, 2015, consisting of fourteen (14) sheets.
2. Elements of CDP. Notwithstanding the fact that the CDP and FDP are presented on the same plan, it shall be understood that the CDP shall be only those elements of the plans that depict the number and the general location of points of access, peripheral setbacks, limits of clearing and grading, proposed stormwater management facilities, building

heights, the total number, type, uses and the general location of buildings and roads (the “CDP Elements”). The Applicant reserves the right to request a Final Development Plan Amendment (FDPA) for elements other than CDP Elements from the Planning Commission for all or a portion of the FDP in accordance with Section 16-402 of the Zoning Ordinance if such an amendment is in accordance with these Proffers as determined by the Zoning Administrator.

3. Minor Modifications. Minor modifications from what is shown on the CDP/FDP and these Proffers may be permitted as determined by the Zoning Administrator in accordance with the provisions set forth in Section 16-403 of the Zoning Ordinance.
4. Lot Yield and Uses. The development shall consist of a maximum of twenty-one (21) single-family detached units.
5. Establishment of HOA. Prior to record plat approval, the Applicant shall establish a Homeowners Association (HOA) in accordance with Sect. 2-700 of the Zoning Ordinance for the purpose of, among other things, establishing the necessary residential covenants governing the use and operation of common open space and other facilities of the approved development, maintenance of SWM/BMP facilities, and to provide a mechanism for ensuring the ability to complete the maintenance obligations and other provisions noted in these proffer conditions, including an estimated budget for such common maintenance items.
6. Dedication to HOA. At the time of record plat recordation, open space, common areas, private roadways, and amenities not otherwise conveyed or dedicated to the County shall be dedicated to the HOA and be maintained by the same.
7. Disclosure. Prior to entering into a contract of sale, initial and subsequent purchasers shall be notified in writing by the Applicant of maintenance responsibility for the stormwater management facilities, common area landscaping, tree preservation areas, and any other open space amenities and shall acknowledge receipt of this information in writing. The

initial deeds of conveyance and HOA governing documents shall expressly contain these disclosures.

8. Garage Conversion. Any conversion of garages or use of garages that precludes the parking of vehicles within the garage is prohibited. A covenant setting forth this restriction shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the HOA and the Board of Supervisors. This restriction shall also be disclosed in the HOA documents. Prospective purchasers shall be advised of this use restriction, in writing, prior to entering into a contract of sale.
9. Driveways. All driveways shall be a minimum of eighteen feet (18') in width and twenty feet (20') in length as measured outward from the face of the garage door to the property line.
10. Decks and Similar Appurtenances. Bay windows, patios, chimneys, areaways, stairs and stoops, mechanical equipment and other similar appurtenances may encroach into minimum yards as depicted on the CDP/FDP and as permitted by Section 2-412 and Article 10 of the Zoning Ordinance. Decks and porches may be permitted in the rear yard. Deck modifications including but not limited to lattice work, pergolas, trelliss, and overhang planter boxes may also be constructed within this area. The restrictions and limitations of this proffer shall be disclosed to purchasers prior to contract ratification and further disclosed in the homeowners association documents.
11. Density Credit. Density credit shall be reserved for the Property as provided by Section 2-308 of the Zoning Ordinance for all dedications described herein and/or as shown on the CDP/FDP or as may reasonably be required by Fairfax County, Virginia Department of Transportation (VDOT) or others at the time of site/subdivision plan approvals.
12. Phasing. Development of the Property may proceed in phases as shown on the CDP/FDP, with either phase proceeding first. Regardless of which phase occurs first, Crim Dell Lane

shall be dedicated and constructed and all stormwater management facilities necessary to serve the phase being developed shall be provided during the first phase of development.

### **Transportation**

13. Extension of Crim Dell Lane. The Applicant shall dedicate and convey in fee simple without encumbrances to the Board right-of-way for public street purposes in the general location shown on Sheet 2 of the CDP/FDP as “CRIM DELL LANE”. The dedication shall occur at the time of subdivision plan approval for the first phase of development. Subject to VDOT approval, the Applicant shall construct a public road in the dedicated right-of-way. Construction of the Crim Dell Lane extension shall be substantially completed prior to issuance of the first Residential Use Permit (RUP) for the Property. For purposes of this proffer, the term “substantially completed” is defined as constructed and available for use by the public but not necessarily accepted for maintenance by the Virginia Department of Transportation (VDOT).

### **Construction**

14. Construction Access and Hours. The staging and parking of construction vehicles shall occur on the Property, including personal vehicles utilized by construction workers. No parking shall occur on adjacent roadways. The hours of construction shall be posted in English and in Spanish and shall be limited to the hours between 7:00 a.m. and 7:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays. No construction shall occur on Sundays or Federal Holidays. The allowable hours of construction as specified in this proffer shall be listed within any contract with future subcontractors. The site superintendent shall notify all employees and subcontractors of these hours of operation and shall ensure that the hours of operation are respected by all employees and subcontractors. The limitation on construction hours shall be only for the initial construction of the dwelling and future homeowners shall not be limited to these hours for remodeling.

### **Environment**

15. Stormwater Management Facilities and Best Management Practices. The Applicant shall implement stormwater management techniques to control the quantity and quality of stormwater runoff from the Property in accordance with the Fairfax County Stormwater management Ordinance and the Fairfax County Public Facilities Manual as reviewed and approved by the Department of Public Works and Environmental Services (DPWES). The stormwater management techniques may include a combination of approved Best Management Practices (BMPs) which are part of the list of approved BMPs as outlined in the Virginia DEQ BMP Clearing House. The Applicant reserves the right to pursue additional or alternative stormwater management measures provided the same are in substantial conformance with the CDP/FDP.
  
16. BMP Maintenance. The BMP facilities and their appurtenant structures shall be privately maintained and a private maintenance agreement, in a form acceptable to the Office of the County Attorney, will be executed prior to the approval of a subdivision plan, and the agreement shall be recorded by the Applicant among the land records of Fairfax County. After establishing the HOA pursuant to these proffers, the Applicant shall provide the HOA with written materials describing proper maintenance of the approved BMPs in accordance with the Public Facilities Manual (PFM) and County guidelines.
  
17. Energy Conservation. To promote energy conservation and green building techniques; the Applicant shall select one of the following programs, within its sole discretion at time of subdivision plan submission.
  - A. Certification in accordance with the Earthcraft House Program as demonstrated through documentation provided to DPWES and the Environmental and Development Review Branch of DPZ prior to the issuance of a RUP; or
  
  - B. Certification in accordance with the 2012 National Green Building Standard (NGBS) using the ENERGY STAR® Qualified Homes path for energy performance, as demonstrated through documentation submitted to DPWES and the Environment and Development Review Branch of DPZ from a home energy

rater certified through Home Innovation Research Labs that demonstrates that the dwelling unit has attained the certification prior to the issuance of the RUP for each dwelling unit.

18. Landscaping. At the time of subdivision plan review the Applicant shall submit to DPWES a landscape plan showing landscaping consistent with the quality, quantity and general location shown on the Landscape Plan on the CDP/FDP. This plan shall be subject to review and approval of Urban Forestry Management Division (UFMD), DPWES. At the time of planting, the minimum caliper for deciduous trees shall be two and one-half (2.5) inches to three (3) inches and the minimum height for evergreen trees shall be six (6) feet. Actual types and species of vegetation shall be determined pursuant to more detailed landscape plans approved by Urban Forest Management at the time of site plan approval. However, all plant material installed on the Property shall be non-invasive. Where practicable, planted trees shall be installed along the edge of tree preservation areas and mulch applied contiguous to the area of preserved trees to promote and facilitate management of the planted trees as an extension of the tree preservation area to optimize conditions for long term tree health and maximize benefits.
  
19. RPA Enhancement. Prior to subdivision plan approval, the Applicant shall submit a WQIA, including an RPA Enhancement replanting plan to be approved by the Urban Forest Management Division (UFMD) , for the areas identified on Sheet 4D of the CDP/FDP, and generally consistent with the landscape plan on Sheets 4E and 4F. In addition, the plan shall include techniques for handling and installation of the live stakes and other landscape materials. The Applicant shall employ a Certified Arborist, Registered Consulting Arborist or Certified Horticulturalist to manage and oversee the implementation and monitoring of the RPA Enhancement replanting plan. Monitoring shall continue for three growing seasons (May 1 – September 30) following installation of the plants. The applicant shall replace any dead or dying plants during the monitoring period. The initial replanting required by this Proffer 19 shall occur prior to issuance of the first RUP. Prior to issuance of the first RUP, the Applicant shall cut and cap the existing sewer lateral servicing Tax Map Parcel 28-4-((01))-19, which is being

abandoned as part of this development, and shall provide armoring (rip/rap, boulders, or other material) for the portion of the lateral that will remain in place.

### **Open Space/Landscaping**

20. **Tree Preservation.** The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent subdivision plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist with experience in mitigating decline in trees resulting from the impacts of construction activities, and shall be subject to the review and approval of the UFMD.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved on and off-site trees, living or dead, with trunks 12 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture), and located within the area to remain undisturbed and within 25 feet of the limits of clearing and grading and in the disturbed area within 10 feet of the limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the CDP/FDP and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509.

21. **Limits of Clearing and Grading.** Clearing, grading and construction shall conform to the limits of clearing and grading as shown on the CDP/FDP, subject to the installation of necessary utility lines, the proposed pedestrian trail, and other required site improvements, all of which shall be installed in consultation with UFMD, and in the least disruptive manner possible, considering cost and engineering, as determined in accordance with the approved plans.

22. Tree Preservation Walk-Through. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with a UFMD representative, a representative of the Hunter Mill District Supervisor's office, and any interested contiguous property owner to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions. The Applicant shall notify the Hunter Mill District Supervisor's office and contiguous property owners via certified mail, one week prior to the date of the tree preservation walk-through. Contiguous property owners may attend this meeting and bring their own arborist.
23. Tree Preservation Fencing: All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing shall consist of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees. Tree protection fence shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" proffer below. All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree

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

24. Tree Protection Signage. The Applicant shall provide signs that identify and help protect all areas to be left undisturbed. These signs will be highly visible, posted in appropriate locations along the limits of clearing and grading, and attached to the tree protection fencing. Under no circumstances will the signs be nailed or in any manner attached to the trees or vegetation within the areas to left undisturbed.
25. Tree Appraisal. The Applicant shall retain a Certified Arborist with experience in plant appraisal, to determine the appraised value of all trees included in the tree inventory that are 12 inches in diameter or greater included in the Tree Inventory and located within 15 feet of the limits of clearing and grading. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective site plan(s). The appraised value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called “Trunk Formula Method” contained in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

At the time of the respective subdivision plan approvals, the Applicant shall post a bond, letter of credit, or cash payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a value has been specified in the Tree Appraisal (the “Bonded Trees”) that die or are dying due to construction activities as determined by UFMD. The letter of credit or cash deposit shall be equal to 25% of the appraised value of the Bonded Trees. At any time prior to final bond release for the improvements on the

Property constructed adjacent to the respective tree save areas, should any Bonded Trees die, be removed, or are determined to be dying by UFMD due to construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size, species and/or canopy cover as approved by UFMD. Replacement planting shall not be required for trees that are dead or in poor condition, as determined by UFMD, at the time of the pre-construction walk-through. In addition to this replacement obligation, for any Bonded Tree that is dead, dying, or improperly removed due to unauthorized construction activity, the Applicant shall also make a payment equal to the appraised value of that Bonded Tree to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond for the improvements on the Property constructed adjacent to the respective tree save areas, any amount remaining in the tree bonds required by this proffer shall be returned/released to the Applicant.

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

construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffer, development conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.

28. Open Space Delineation. The subdivision plan and individual lot grading plans shall delineate and label the common open space on the site wherever common open space is located adjacent to private lots. The corners of private lots adjacent to common open space shall be marked with concrete post, 4"x4," and rising 12 inches above grade, or other appropriate permanent marker as approved by UFMD, so that boundaries of common open space are clearly delineated. Posts shall bear the initials HOA to identify these restricted areas. Restrictions within common open space shall include the protection of understory trees, shrubs and groundcovers, woody debris, leaf litter and soil conditions present at the time of subdivision plan submission.
29. Invasive Vegetation. The first and all subsequent submissions of the subdivision plan shall provide for the management and treatment of harmful or invasive plants that may occur in the areas to be left undisturbed that are likely to pose human health problems, or are likely to disrupt or suppress native plants and plant communities. The invasive vegetation management plan shall specify the invasive species to be managed, the type of control measures and treatments to be applied, the time frame and frequency of treatment, and the conditions that will constitute satisfying this requirement.
30. Phase 1 Archaeological. At least 30 days prior to any land disturbing activities on the Property, Applicant shall conduct a Phase I archaeological study on the undisturbed portions of the Property, as shown on Exhibit A of these proffers, and provide the results of such study to the Cultural Resources Management and Protection Branch of the Fairfax County Park Authority (CRMP) for review and approval. If CRMP has not responded in writing within sixty (60) days of receipt of the study, the Phase I archaeological study shall be deemed approved. The study shall be conducted by a qualified archaeological professional. No land disturbance activities shall be conducted until this study is approved

by CRMP or until 60 days from receipt have elapsed without a written response from CRMP. If the Phase I study concludes that an additional Phase II study of the Property is warranted, the Applicant shall complete said study and provide the results to (CRMP); however, submission of the Phase II study to (CRMP) shall not be a pre-condition of Subdivision Plan approval or recordation of the same.

### **Recreation**

31. **Trail.** Prior to issuance of the first RUP, the Applicant shall construct a six (6) foot wide asphalt trail to connect the proposed Crim Dell Lane to Lupine Den Drive. In order to minimize site disturbance, the final trail shall be field located in consultation with the UFMD, but shall generally align with the location shown on Sheet 2 of the CDP/FDP. At the time of Subdivision Plan approval, the Applicant shall convey a public trail easement covering the final trail location to Fairfax County in a form acceptable to the County Attorney.
  
32. **On-Site Recreation.** Pursuant to Section 6-110 of the Zoning Ordinance, the Applicant shall provide on-site recreational facilities to serve the Property. The proposed seating area, trellis, and interpretive signage shown on Sheet 4G of the CDP/FDP, and recreational facilities such as recreational trails, walking paths (excluding any trails required by the Comprehensive Plan), benches, and similar features may be used to fulfill this requirement. The Applicant shall diligently pursue, and shall coordinate with FCPA to find, an accessible material of similar cost and permeability as crushed stone for the proposed seating area shown on Sheet 4G of the CDP/FDP. However, if such an accessible material cannot be found, then the Applicant may utilize crushed stone or similar material for the proposed seating area. At the time of subdivision plan review for each phase, the Applicant shall demonstrate that the value of any proposed recreational amenities for that phase is equivalent to a minimum of \$1,800 per new dwelling unit. In the event it is demonstrated that the proposed facilities do not have sufficient value, the Applicant shall contribute funds in the amount needed to achieve the overall proffered amount of \$1,800.00 per new dwelling unit to the Fairfax County Park Authority ("FCPA") for off-site recreational facilities intended to serve the future residents, as

determined by the Supervisor for the Hunter Mill District in consultation with FCPA. The value of on-site recreational amenities shall be aggregated across the entire Property for purposes of determining whether funds must be contributed as required above. However, it is anticipated that the majority of the recreational facilities will be located in Phase 1. If Phase 1 is constructed first and on-site recreational facilities constructed as part of that phase exceed the value \$1,800 per new dwelling unit constructed as part of that phase, then the Applicant may utilize that excess value as a credit toward the \$1,800 per new dwelling unit contribution required by Phase 2. If Phase 1 is constructed first and on-site recreational facilities constructed as part of that phase do not exceed the value \$1,800 per new dwelling unit constructed as part of that phase then the Applicant shall contribute funds in the amount needed to achieve the overall proffered amount of \$1,800.00 per new dwelling unit in Phase 1 as provided above. On-site recreational facilities shall be installed prior to issuance of the first RUP for the phase in which they are located.

33. Off-Site Recreation. The Applicant shall contribute \$47,329.00 to the Fairfax County Park Authority upon issuance of the first building permit for use at off-site recreational facilities intended to serve the future residents, as determined by FCPA in consultation with the Supervisor for the Hunter Mill District. If the Property is developed in phases, only the portion of the above contribution attributable to the phase being developed shall be contributed prior to the issuance of the first building permit for that phase. For Phase 1, the contribution shall be \$36,811. For Phase 2, the contribution shall be \$10,518.

### **Miscellaneous**

34. Universal Design. At the time of initial purchase, the following Universal Design options shall be offered to each purchaser at no additional cost: clear knee space under sink in kitchen, lever door handles instead of knobs, light switches 44"-48" high, thermostats a maximum of 48" high, electrical outlets a minimum of 18" high, and front entrance doors that are a minimum of 36 inches wide. At the time of initial purchase, the Applicant shall offer each purchaser additional universal design options at the purchaser's sole cost. These additional options may include, but not be limited to: step-less entry from the

garage to the house and/or into the front door, a curb-less shower, or a shower with a curb or less than 4.5 inches high, a turning radius of five feet near the first floor bathroom commode, grab bars in the bathrooms that are ADA compliant, and a first-floor bathroom console sink in lieu of a cabinet-style vanity.

35. School Contribution. Prior to the issuance of the first building permit for the Property, a contribution of \$46,996 shall be made to the public schools serving the Property. If the Property is developed in phases, only the portion of the above contribution attributable to the phase being developed shall be contributed prior to the issuance of the first building permit for that phase. For Phase 1, the contribution shall be \$35,806. For Phase 2, the contribution shall be \$11,190. Said contribution(s) shall be deposited with DPWES for transfer to the Fairfax County School Board (FCPS). Notification shall be given to FCPS when construction is anticipated to commence to assist FCPS by allowing for the timely projection of future students as a part of the Capital Improvement Program.
36. Affordable Dwelling Units. Prior to the issuance of the RUP for a particular phase, the Applicant shall contribute to the Fairfax County Housing Trust Fund the sum equal to one half of one percent (1/2 %) of the value of all the units approved on the Property for that phase. The one half of one percent (1/2 %) contribution shall be based on the aggregate sales price of all of the units subject to the contribution, as if those units were sold at the time of the issuance of the first building permit. The projected sales price shall be determined by the Applicant through an evaluation of the sales prices of comparable units in the area, in consultation with the Fairfax County Department of Housing and Community Development (HCD) and DPWES.
37. Existing Houses. The existing houses located on Lots 1, 10, and 19 shall not be required to comply with the requirements in Proffer 8 (Garage Conversion), Proffer 17 (Energy Conservation), and Proffer 32 (Universal Design).
38. Architecture. The primary building material exclusive of trim shall be limited to brick, stone, cementitious siding (HardiePlank®), shingles or other similar masonry materials.

The architectural design of the new dwelling shall generally conform to the character and quality of the illustrative elevations depicted on Sheet 4G of the CDP/FDP.

39. Escalation. All monetary contributions required by these proffers shall escalate on a yearly basis from the base year of 2015, and change effective each January 1 thereafter, based on the Consumer Price Index as published by the Bureau of Labor Statistics, the U.S. Department of Labor for the Washington-Baltimore, MD-VA-DC-WV Consolidated Metropolitan Statistical Area (the “CPI), as permitted by Virginia State Code Section 15.2-2303.3.
  
40. Successors and Assigns. Each reference to “Applicant” in this Proffer Statement shall include within its meaning, and shall be binding upon, Applicant’s successor(s) in interest, assigns, and/or developer(s) of the Property or any portion of the Property.

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

**George Family Property Development LLC**

Applicant/Owner of Tax Map Numbers 28-4-((01))-21 and  
21B

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**JDA Custom Homes Inc.**

Owner of Tax Map Number 28-4-((01))-19

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**David M. Abbot and Lynn B. Abbot, Co-Trustees,  
David M. Abbot Trust dated October 5, 2007**

Co-Owner of Tax Map Numbers 28-4-((01))-19A

By: \_\_\_\_\_  
Name: David M. Abbot, Trustee

By: \_\_\_\_\_  
Name: Lynn B. Abbot, Trustee

**David M. Abbot and Lynn B. Abbot, Co-Trustees, Lynn  
B. Abbot Trust dated October 5, 2007**

Co-Owner of Tax Map Numbers 28-4-((01))-19A

By: \_\_\_\_\_  
Name: David M. Abbot, Trustee

By: \_\_\_\_\_  
Name: Lynn B. Abbot, Trustee

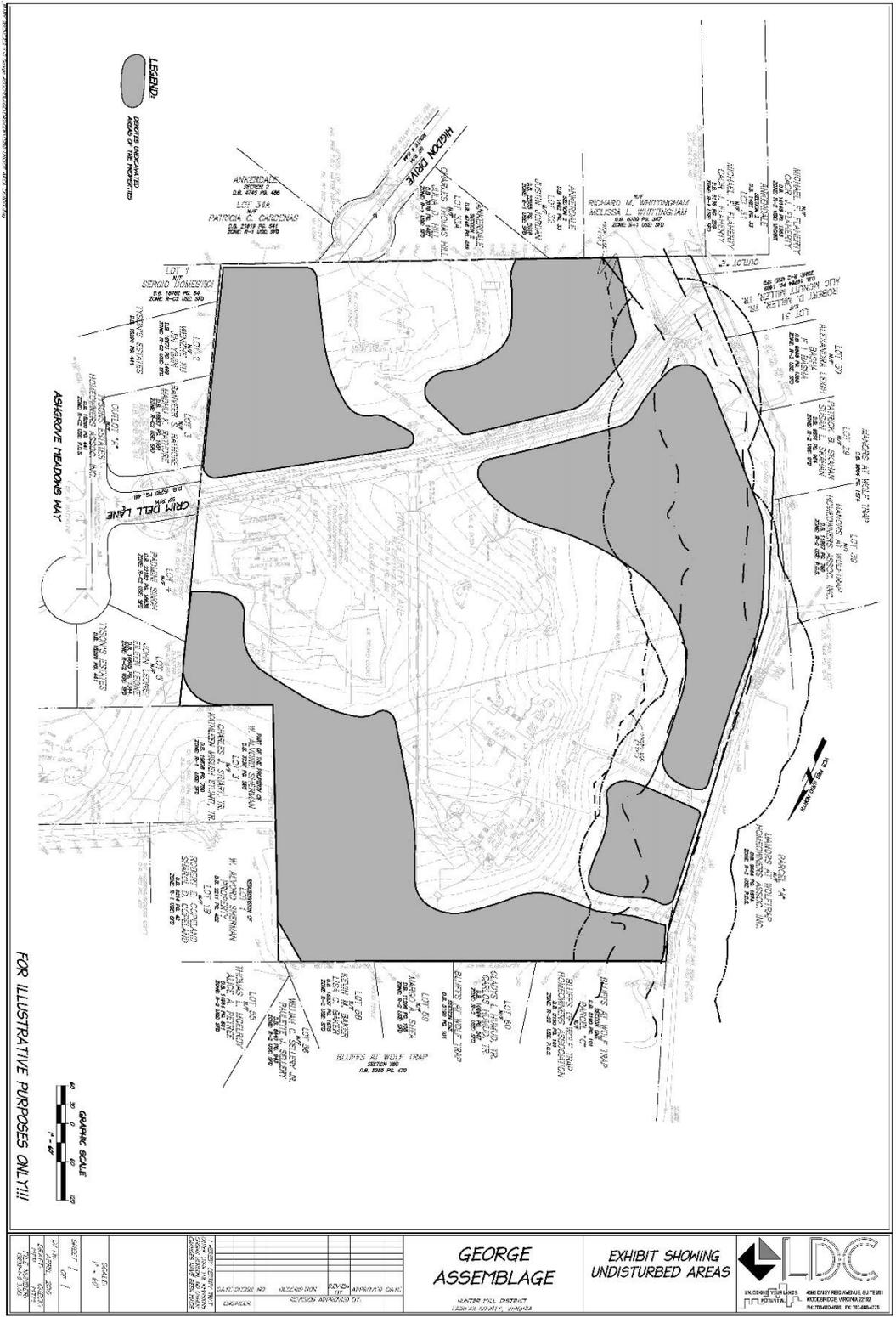
**Otto Gutenson, Trustee for the Dorothy L. Zavis  
Revocable Trust Agreement, Dated May 2, 2012**

Owner of Tax Map Numbers 28-4-((01))-25, 25A, and 25C

By: \_\_\_\_\_  
Name: Otto Gutenson, Trustee

64354810\_4.docx

# Exhibit A



**FINAL DEVELOPMENT PLAN CONDITIONS**

**FDP 2014-HM-024**

**November 24, 2015**

If it is the intent of the Planning Commission to approve FDP 2014-HM-024 for residential development at Tax Map 28-4 ((1)) 19, 19A, 21, 21B, 25, 25A and 25C, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. Development of the property shall be in substantial conformance with the FDP titled "George Assemblage," prepared by LDC and consisting of thirteen sheets dated November 2014, as signed on October 12, 2015.
2. The applicant shall provide underdrains with the design of the bio-retention filter facilities, if recommended by the Department of Public Works and Environmental Services (DPWES) at the time of subdivision plan review.
3. The existing well(s) and septic system shall be abandoned in accordance with Fairfax County Health Department regulations and permits.

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

## STATEMENT OF JUSTIFICATION

**George Family Property Development LLC  
Tax Map Parcels 28-4((1))-19, 19A, 21, 21B, 25, 25A, 25C  
November 26, 2014  
August 20, 2015**

Pursuant to Section 1-204 of the Fairfax County Zoning Ordinance, dated August 14, 1978, as amended (the "Ordinance"), the George Family Property Development LLC (the "Applicant"), hereby request approval of a rezoning application from the R-1 and R-C to the PDH-2 zoning district as further described below.

### **I. Existing Conditions**

The site is located within the Hunter Mill Magisterial District and consists of Lots 28-4-((01))-19, 19A, 21, 21B, 25, 25A, and 25C totaling 20.08 acres (collectively the "Property"). Lots 19, 19A, 21B, 25, 25A, and 25C are zoned R-1 and Lot 21 is zoned R-C. The Property is surrounded by single family detached dwellings in subdivisions zoned R-1 and R-2. The Property is currently developed with four single-family houses, three of which will be retained as part of this development. Additionally, some accessory structures serving the remaining houses will be removed.

A majority of the Property is currently accessed by private outlet roads (a portion of Crim Dell Lane and Winding Creek Lane). Those outlet roads connect to the existing public portion of Crim Dell Lane right of way, which terminates at the Property's eastern property line. The public portion of Crim Dell Lane currently contains a cul-de-sac that is part of a temporary turn-around easement held by the County. The cul-de-sac will be removed as part of this application. Parcel 25 currently has access onto Higdon Drive, which terminates at the southern property line of that parcel.

The western portion of the property contains a creek and is covered by wetlands, floodplain, a resource protection area, and an environmental quality corridor.

### **II. Proposed Development**

This rezoning application ("Application") proposes to rezone the Property from the R-C and R-1 Districts to the PDH-2 District for the development of eighteen (18) new single family detached homes with the retention of three (3) existing homes. The proposed density for the project is 1.05 dwelling units per acre. The CDP/FDP prepared by Land Design Consultants depicts twenty-one (21) single family detached lots all with access via public and private streets. The public street is an extension of Crim Dell Lane. A five foot wide sidewalk is shown along both sides of the proposed public street. The development exceeds the average lot size for an R-2

conventional district and all but one lot exceeds the minimum lot size for the R-2 conventional district. Open space of 31% is provided which exceeds the minimum PDH-2 district requirement of 20%. A significant area of environmental preservation is depicted in the western portion of the property which contains floodplain, wetlands, a resource protection area, and an environmental quality corridor. Stormwater management/best management practices are proposed to be handled through bioretention filters located in three separate areas of the development as shown on the CDP/FCP.

The Property will be developed in two phases, either of which may develop first. As part of the first phase the Crim Dell Lane extension and stormwater management facilities to serve that phase will be constructed.

### **III. Conformance with the Adopted Comprehensive Plan**

#### **A. Vienna Planning District**

The Property is located within the Spring Lake Community Planning Sector (Area II) of the Vienna Planning District. There is no site specific recommendation for the Property but the sector contains general language that all infill should be of a compatible use, type and intensity. Additionally, the Comprehensive Land Use Plan Map recommends single-family residential density at 1-2 dwelling units per acre.

The proposed development conforms to the intent of the PDH district regulations by providing a creative and innovative design that blends the new development into the existing neighborhood fabric. The development consolidates 7 parcels with 4 different owners into one rezoning. To achieve that consolidation, the design must accommodate and incorporate 3 existing residences into the project. Additionally, the design needed to accommodate the significant environmental feature on the western side of the Property. The flexibility provided by the PDH district regulations is necessary to facilitate a creative design that successfully incorporates the existing houses and the environmental feature.

#### **B. Compliance with Residential Development Criteria**

For the reasons stated below, the subject rezoning fully complies with the applicable Residential Development Criteria contained in Appendix 9 of the Land Use Element of the Policy Plan. Specific compliance with the Criteria is as follows:

##### **I. Site Design.**

a) *Consolidation.* There is no specific plan text relative to consolidation for this area. However, the proposed plan consolidates seven existing parcels with four different owners and includes all parcels that could logically be consolidated into the project. No additional consolidation

could reasonably be achieved because the properties surrounding the site are already developed with single-family detached homes.

b) *Layout.* The proposed layout provides a logical and uniform approach to infilling these parcels within the existing residential pattern. The proposed lots are oriented appropriately to the public streets and shared driveways. Additionally, the lots include usable yard areas.

c) *Open Space.* The project includes approximately 31% open space, which is well above the 20% required in the PDH-2 zoning district. Additionally, a majority of the open space is located in the preserved western portion of the site that forms large contiguous outlots.

d) *Landscaping.* Landscaping will be provided throughout the site and on individual lots. Landscape details have been provided on the CDP/FDP to illustrate the quality and quantity of the proposed vegetation.

e) *Amenities.* The preservation of the stream valley area will provide a passive recreation amenity for the residents and the neighborhood.

## II. Neighborhood Context.

The Property is surrounded entirely by single-family detached homes. The proposed density and lot sizes are consistent with the surrounding subdivisions. The proposed homes are oriented toward the public and private streets, which creates a logical back to back or side to side relationship with existing surrounding lots. The extension of Crim Dell Lane will provide convenient public street access for the Property and connect the site into the overall neighborhood.

## III. Environment.

The proposed layout incorporates the preservation of approximately 5.9 acres of environmentally sensitive land consisting of a creek (Moonac Creek) associated floodplain, wetlands, resource protection area, and an environmental quality corridor in the western portion of the Property. Stormwater management requirements will be satisfied by four proposed bioretention facilities, which are located on a proposed "Parcel A".

## IV. Tree Preservation and Tree Cover Requirements.

Significant tree preservation will occur in the area of the creek and associated resource protection area. No deviation from the County's tree preservation and tree cover requirements are needed.

V. Transportation.

The traffic to be generated by this project will not trigger the requirements for a Traffic Impact Analysis study. Additionally, the proposed development will provide public street access, which will replace the existing private outlet roads.

VI. Public Facilities.

The Applicant will commit to addressing impacts on public facilities in accordance with the criteria and methodology adopted by the Board of Supervisors.

VII. Affordable Housing.

The Applicant will comply with County standards and policy requirements with regards to the provisions for affordable housing.

VIII. Heritage Resources

There are no heritage resources associated with the subject property.

**IV. Waivers and Modifications**

The following waivers and modifications are requested:

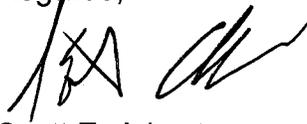
1. The Applicant will submit a request to VDOT to waive the multiple connections in multiple directions requirement due to the developed nature of the surrounding community.
2. The Applicant respectfully requests permission to encroach into the resource protection area as shown on Sheet 2. A separate RPA exemption per chapter 118-5-2(B) of the County Code and Water Quality Impact Analysis per chapter 118-4-1 of the County Code will be provided in conjunction with this rezoning which will provide justification for this request for the storm and sanitary sewer encroachments.
3. The Applicant respectfully requests permission to encroach into the floodplain as shown on Sheet 2 per section 2-903(7) of the Zoning Ordinance. A separate letter of permission will be submitted in conjunction with the subdivision plan.
4. The Applicant respectfully requests a waiver of section 7-0406.8(C)(3) of the Public Facilities Manual, which requires a greater cul-de-sac radius when the cul-de-sac is further than 600 feet from an interior cross-section

connection. The Applicant respectfully requests this waiver due to the minimal number of proposed homes and minimal increase in distance in excess of 600'.

## V. Conclusion

The proposed development is in conformance with the current Comprehensive Plan and Plan Map designation for the property of residential use at 1 to 2 dwelling units per acre. The development will comply with all ordinances, regulations and adopted standards of Fairfax County. For all of the aforementioned reasons, the Applicant respectfully requests the Staff and Planning Commission endorse and the Board of Supervisors approve this rezoning request.

Regards,

A handwritten signature in black ink, appearing to read 'SA', is written over a printed name.

Scott E. Adams  
McGuireWoods LLP

REZONING AFFIDAVIT

DATE: NOV 5 2015
(enter date affidavit is notarized)

127912 b

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

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

in Application No.(s): RZ/FDP 2014-HM-024
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Row 1: George Family Property Development LLC, 1620 Crim Dell Lane Vienna, VA 22182, Applicant/Title Owner of Tax Map 28-4 ((1)) 21, 21B. Row 2: Agent: Scott S. George, Steve S. George, Agent for JDA Custom Homes, Inc., Title Owner of Tax Map 28-4 ((1)) 19. Row 3: Agent for David M. Abbot Trust, dated October 5, 2007 & Lynn B. Abbot Trust, dated October 5, 2007, Title Owners of Tax Map 28-4 ((1)) 19A. Row 4: Agent for Dorothy L. Zavis Revocable Trust Agreement, dated May 2, 2012, Title Owner of Tax Map 28-4 ((1)) 25, 25A, 25C.

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

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
\*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

**Rezoning Attachment to Par. 1(a)**DATE: NOV 5 2015  
(enter date affidavit is notarized)

127912b

for Application No. (s): RZ/FDP 2014-HM-024  
(enter County-assigned application number (s))

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

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
JDA Custom Homes, Inc. Agent: Dennis E. Rice	P.O. Box 1208 Vienna, VA 22183	Title Owners of Tax Map 28-4 ((1)) 19
David M. Abbot and Lynn B. Abbot, Co-Trustees, David M. Abbot Trust, dated October 5, 2007 f/b/o David M. Abbot	9001 Winding Creek Lane Vienna, VA 22812	Title Owners of Tax Map 28-4 ((1)) 19A
Lynn B. Abbot & David M. Abbot, Co-Trustees, Lynn B. Abbot Trust, dated October 5, 2007 f/b/o Lynn B. Abbot	9001 Winding Creek Lane Vienna, VA 22812	Title Owners of Tax Map 28-4 ((1)) 19A
Otto (nmi) Gutenson, Trustee for the Dorothy L. Zavis Revocable Trust Agreement, dated May 2, 2012 f/b/o Dorothy L. Zavis, Otto (nmi) Gutenson, Otto A. Gutenson, Debra H. Gutenson	13121 Orrison Road Lovettsville, VA 20180	Title Owner of Tax Map 28-4 ((1)) 25, 25A, 25C
Land Design Consultants, Inc. Agent: Matthew T. Marshall, LS Joshua C. Marshall, PE	4585 Daisy Reid Avenue, Suite 201 Woodbridge, VA 22192	Engineer/Agent for Applicant
McGuireWoods LLP Agents: Scott E. Adams David R. Gill Jonathan P. Rak Gregory A. Riegler Kenneth W. Wire Sheri L. Akin Lori R. Greenlief	1750 Tysons Boulevard, Suite 1800 Tysons Corner, VA 22102	Attorney/Agent for Applicant Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent

(check if applicable)

[ ]

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

REZONING AFFIDAVIT

DATE: NOV 5 2015  
(enter date affidavit is notarized)

1279126

for Application No. (s): RZ/FDP 2014-HM-024  
(enter County-assigned application number(s))

1(b). The following constitutes a listing\*\*\* of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

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

CORPORATION INFORMATION

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

George Family Property Development LLC  
1620 Crim Dell Lane  
Vienna, VA 22182

**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)

The Showke George Family LLC, sole member

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

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

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

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

DATE: NOV 5 2015  
(enter date affidavit is notarized)

1279126

for Application No. (s): RZ/FDP 2014-HM-024  
(enter County-assigned application number (s))

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

√ The Showke George Family LLC  
1620 Crim Dell Lane  
Vienna, VA 22182

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

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

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

Steve S. George, Co-Managing Member  
Scott S. George, Co-Managing Member  
Sharon A. George, Member  
Sandra L. Suib, Member

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

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

√ JDA Custom Homes, Inc.  
P.O. Box 1208  
Vienna, VA 22183

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

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

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

√ Dennis E. Rice, sole shareholder

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

√ Dennis E. Rice, President

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

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

DATE: NOV 5 2015  
(enter date affidavit is notarized)

1279126

for Application No. (s): RZ/FDP 2014-HM-024  
(enter County-assigned application number (s))

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

Land Design Consultants, Inc.  
4585 Daisy Reid Avenue, Suite 201  
Woodbridge, VA 22192

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

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

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

Matthew T. Marshall  
Joshua C. Marshall

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

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

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

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

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

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

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

REZONING AFFIDAVIT

DATE: NOV 5 2015  
(enter date affidavit is notarized)

1279126

for Application No. (s): RZ/FDP 2014-HM-024  
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

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

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

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

Equity Partners of McGuireWoods LLP

- |                         |                    |                       |
|-------------------------|--------------------|-----------------------|
| Adams, John D.          | Belcher, Dennis I. | Busch, Stephen D.     |
| Allen, Joel S.          | Bell, Craig D.     | Cabaniss, Thomas E.   |
| Anderson, Arthur E., II | Bilik, R. E.       | Cacheris, Kimberly Q. |
| Anderson, Mark E.       | Blank, Jonathan T. | Cairns, Scott S.      |
| Andre-Dumont, Hubert    | Boardman, J. K.    | Capwell, Jeffrey R.   |
| Bagley, Terrence M.     | Brenner, Irving M. | Cason, Alan C.        |
| Barger, Brian D.        | Brooks, Edwin E.   | Chaffin, Rebecca S.   |
| Barrett, John M.        | Brose, R. C.       | Chapman, Jeffrey J.   |
| Becker, Scott L.        | Burk, Eric L.      | Clark, Jeffrey C.     |

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

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

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

DATE: NOV 5 2015  
(enter date affidavit is notarized)

1279126

for Application No. (s): RZ/FDP 2014-HM-024  
(enter County-assigned application number (s))

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

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

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

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

- |                        |                         |                           |
|------------------------|-------------------------|---------------------------|
| Cockrell, Geoffrey C.  | Fratkin, Bryan A.       | Hosmer, Patricia F.       |
| Collins, Darren W.     | Freedlander, Mark E.    | Isaf, Fred T.             |
| Covington, Peter J.    | Freeman, Jeremy D.      | Jackson, J. B.            |
| Cramer, Robert W.      | Fuhr, Joy C.            | Jewett, Bryce D., III     |
| Cromwell, Richard J.   | Gambill, Michael A.     | Jordan, Hilary P.         |
| Culbertson, Craig R.   | Glassman, Margaret M.   | Justus, J. B.             |
| Cullen, Richard (nmi)  | Glickson, Scott L.      | Kahn, Brian A.            |
| Daglio, Michael R.     | Gold, Stephen (nmi)     | Kanazawa, Sidney K.       |
| De Ridder, Patrick A.  | Goldstein, Philip (nmi) | Kane, Matthew C.          |
| Dickerman, Dorothea W. | Grant, Richard S.       | Kang, Franklin D.         |
| DiMattia, Michael J.   | Greenberg, Richard T.   | Kannensohn, Kimberly J.   |
| Dooley, Kathleen H.    | Greene, Christopher K.  | Katsantonis, Joanne (nmi) |
| Downing, Scott P.      | Greenspan, David L.     | Keeler, Steven J.         |
| Edwards, Elizabeth F.  | Gresham, A. B.          | Kilpatrick, Gregory R.    |
| Ensing, Donald A.      | Grieb, John T.          | King, Donald E.           |
| Evans, Gregory L.      | Harmon, Jonathan P.     | Kobayashi, Naho (nmi)     |
| Evans, Jason D.        | Harmon, T. C.           | Konia, Charles A.         |
| Ey, Douglas W., Jr.    | Hartsell, David L.      | Kratz, Timothy H.         |
| Farrell, Thomas M.     | Hatcher, J. K.          | Kromkowski, Mark A.       |
| Feller, Howard (nmi)   | Hayden, Patrick L.      | Krueger, Kurt J.          |
| Finger, Jon W.         | Hayes, Dion W.          | Kutrow, Bradley R.        |
| Finkelson, David E.    | Hedrick, James T., Jr.  | La Fratta, Mark J.        |
| Foley, Douglas M.      | Hilton, Robert C.       | Lamb, Douglas E.          |
| Fox, Charles D., IV    | Horne, Patrick T.       | Lapp, David R.            |
| Franklin, Ronald G.    | Hornyak, David J.       | Lias-Booker, Ava E.       |

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

**Rezoning Attachment to Par. 1(c)**DATE: NOV 5 2015  
(enter date affidavit is notarized)

1279126

for Application No. (s): RZ/FDP 2014-HM-024  
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Tysons Corner, VA 22102(check if applicable)  The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner**)

Link, Vishwa B.	Michalik, Christopher M.	Richardson, David L.
Little, Nancy R.	Milanti, Peter A.	Riegle, Gregory A.
Long, William M.	Miller, Amy E.	Riley, James B., Jr.
Lukitsch, Bethany G.	Moldovan, Victor L.	Riopelle, Brian C.
Mandel, Michael D.	Muckenfuss, Robert A.	Roberts, Manley W.
Manning, Amy B.	Mullins, P. T.	Robinson, Stephen W.
Marianes, William B.	Murphy, Sean F.	Roesenthaler, Michael J.
Marshall, Gary S.	Nahal, Hardeep S.	Rogers, Marvin L.
Marshall, Harrison L., Jr.	Natarajan, Rajsekhar (nmi)	Rohman, Thomas P.
Marsico, Leonard J.	Neale, James F.	Ronn, David L.
Martin, Cecil E., III	Nesbit, Christopher S.	Rosen, Gregg M.
Martin, George K.	Newhouse, Philip J.	Russo, Angelo M.
Martinez, Peter W.	O'Grady, John B.	Rust, Dana L.
Mason, Richard J.	Oakey, David N.	Satterwhite, Rodney A.
Mathews, Eugene E., III	Older, Stephen E.	Scheurer, Philip C.
Mayberry, William C.	Oostdyk, Scott C.	Schewel, Michael J.
McDonald, John G.	Padgett, John D.	Schmidt, Gordon W.
McFarland, Robert W.	Parker, Brian K.	Sellers, Jane W.
McGinnis, Kevin A.	Perzek, Philip J.	Sethi, Akash D.
McIntyre, Charles W.	Phillips, Michael R.	Shelley, Patrick M.
McKinnon, Michele A.	Pryor, Robert H.	Simmons, L. D., II
McLean, David P.	Pumphrey, Brian E.	Slone, Daniel K.
McLean, J. D.	Pusateri, David P.	Spahn, Thomas E.
McNab, S. K.	Rak, Jonathan P.	Spitz, Joel H.
McRill, Emery B.	Reid, Joseph K., III	Spivey, Angela M.

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

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

DATE: NOV 5 2015  
(enter date affidavit is notarized)

1279126

for Application No. (s): RZ/FDP 2014-HM-024  
(enter County-assigned application number (s))

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

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

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

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

Stallings, Thomas J.  
Steen, Bruce M.  
Steggerda, Todd R.  
Stein, Marta A.  
Stone, Jacquelyn E.  
Swan, David I.  
Symons, Noel H.  
Tackley, Michael O.  
Tarry, Samuel L., Jr.  
Taylor, R. T.

Thanner, Christopher J.  
Thornhill, James A.  
Van Horn, James E.  
Vance, Robin C.  
Vaughn, Scott P.  
Vick, Howard C., Jr.  
Viola, Richard W.  
Wade, H. L., Jr.  
Walker, John T., IV  
Walker, Thomas R.

Walker, W. K., Jr.  
Walsh, Amber M.  
Westwood, Scott E.  
Whelpley, David B., Jr.  
White, H. R., III  
White, Walter H., Jr.  
Wilburn, John D.  
Williams, Steven R.  
Woodard, Michael B.  
Wren, Elizabeth G.

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

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

DATE: NOV 5 2015  
(enter date affidavit is notarized)

1279126

for Application No. (s): RZ/FDP 2014-HM-024  
(enter County-assigned application number (s))

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

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

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

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

(Former Equity Partner List)

Boland, J. W.  
Hutson, Benne C.  
Simmons, Robert W.  
Slaughter, D. F.

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

REZONING AFFIDAVIT

DATE: NOV 5 2015  
(enter date affidavit is notarized)

1279126

for Application No. (s): RZ/FDP 2014-HM-024  
(enter County-assigned application number(s))

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

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

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

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

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

NONE

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

REZONING AFFIDAVIT

DATE: NOV 5 2015  
(enter date affidavit is notarized)

1279126

for Application No. (s): RZ/FDP 2014-HM-024  
(enter County-assigned application number(s))

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

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

Stephen W. Robinson of McGuireWoods LLP donated in excess of \$100 to John Cook for Supervisor.

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

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

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

WITNESS the following signature:



(check one)

[ ] Applicant

[x] Applicant's Authorized Agent

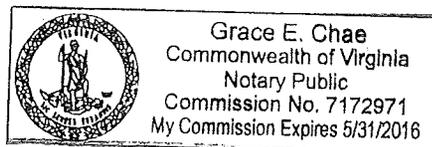
Scott E. Adams, Esquire

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

Subscribed and sworn to before me this 5<sup>th</sup> day of November 2015, in the State/Comm. of Virginia, County/City of Fairfax

  
Notary Public

My commission expires: 5/31/2016



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

**APPENDIX 9  
RESIDENTIAL DEVELOPMENT CRITERIA**

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

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

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

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

**1. Site Design:**

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

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

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

## **2. Neighborhood Context:**

All rezoning applications for residential development, regardless of the proposed density, should be designed to fit into the community within which the development is to

be located. Developments should fit into the fabric of their adjacent neighborhoods, as evidenced by an evaluation of:

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

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

### **3. Environment:**

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

- a) **Preservation:** Developments should conserve natural environmental resources by protecting, enhancing, and/or restoring the habitat value and pollution reduction potential of floodplains, stream valleys, EQCs, RPAs, woodlands, wetlands and other environmentally sensitive areas.
- b) **Slopes and Soils:** The design of developments should take existing topographic conditions and soil characteristics into consideration.
- c) **Water Quality:** Developments should minimize off-site impacts on water quality by commitments to state of the art best management practices for stormwater management and better site design and low impact development (LID) techniques.
- d) **Drainage:** The volume and velocity of stormwater runoff from new development should be managed in order to avoid impacts on downstream properties. Where drainage is a particular concern, the applicant should demonstrate that off-site drainage impacts will be mitigated and that stormwater management facilities are

designed and sized appropriately. Adequate drainage outfall should be verified, and the location of drainage outfall (onsite or offsite) should be shown on development plans.

- e) Noise: Developments should protect future and current residents and others from the adverse impacts of transportation generated noise.
- f) Lighting: Developments should commit to exterior lighting fixtures that minimize neighborhood glare and impacts to the night sky.
- g) Energy: Developments should use site design techniques such as solar orientation and landscaping to achieve energy savings, and should be designed to encourage and facilitate walking and bicycling. Energy efficiency measures should be incorporated into building design and construction.

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

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

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

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

- a) Transportation Improvements: Residential development should provide safe and adequate access to the road network, maintain the ability of local streets to safely accommodate traffic, and offset the impact of additional traffic through commitments to the following:

- Capacity enhancements to nearby arterial and collector streets;
  - Street design features that improve safety and mobility for non-motorized forms of transportation;
  - Signals and other traffic control measures;
  - Development phasing to coincide with identified transportation improvements;
  - Right-of-way dedication;
  - Construction of other improvements beyond ordinance requirements;
  - Monetary contributions for improvements in the vicinity of the development.
- b) Transit/Transportation Management: Mass transit usage and other transportation measures to reduce vehicular trips should be encouraged by:
- Provision of bus shelters;
  - Implementation and/or participation in a shuttle bus service;
  - Participation in programs designed to reduce vehicular trips;
  - Incorporation of transit facilities within the development and integration of transit with adjacent areas;
  - Provision of trails and facilities that increase safety and mobility for non-motorized travel.
- c) Interconnection of the Street Network: Vehicular connections between neighborhoods should be provided, as follows:
- Local streets within the development should be connected with adjacent local streets to improve neighborhood circulation;
  - When appropriate, existing stub streets should be connected to adjoining parcels. If street connections are dedicated but not constructed with development, they should be identified with signage that indicates the street is to be extended;
  - Streets should be designed and constructed to accommodate safe and convenient usage by buses and non-motorized forms of transportation;
  - Traffic calming measures should be implemented where needed to discourage cut-through traffic, increase safety and reduce vehicular speed;
  - The number and length of long, single-ended roadways should be minimized;
  - Sufficient access for public safety vehicles should be ensured.
- d) Streets: Public streets are preferred. If private streets are proposed in single-family detached developments, the applicant shall demonstrate the benefits for such streets. Applicants should make appropriate design and construction commitments for all private streets so as to minimize maintenance costs which may accrue to future property owners. Furthermore, convenience and safety issues such as parking on private streets should be considered during the review process.
- e) Non-motorized Facilities: Non-motorized facilities, such as those listed below, should be provided:

- Connections to transit facilities;
  - Connections between adjoining neighborhoods;
  - Connections to existing non-motorized facilities;
  - Connections to off-site retail/commercial uses, public/community facilities, and natural and recreational areas;
  - An internal non-motorized facility network with pedestrian and natural amenities, particularly those included in the Comprehensive Plan;
  - Offsite non-motorized facilities, particularly those included in the Comprehensive Plan;
  - Driveways to residences should be of adequate length to accommodate passenger vehicles without blocking walkways;
  - Construction of non-motorized facilities on both sides of the street is preferred. If construction on a single side of the street is proposed, the applicant shall demonstrate the public benefit of a limited facility.
- f) Alternative Street Designs: Under specific design conditions for individual sites or where existing features such as trees, topography, etc. are important elements, modifications to the public street standards may be considered.

## **6. Public Facilities:**

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

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

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

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

## **7. Affordable Housing:**

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

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

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

## **8. Heritage Resources:**

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

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

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

## **ROLE OF DENSITY RANGES IN AREA PLANS**

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

- the "base level" of the range is defined as the lowest density recommended in the Plan range, i.e., 5 dwelling units per acre in the 5-8 dwelling unit per acre range;
- the "high end" of the range is defined as the base level plus 60% of the density range in a particular Plan category, which in the residential density range of 5-8 dwelling units per acre would be considered as 6.8 dwelling units per acre and above; and,

- the upper limit is defined as the maximum density called for in any Plan range, which, in the 5-8 dwelling unit per acre range would be 8 dwelling units per acre.
- In instances where a range is not specified in the Plan, for example where the Plan calls for residential density up to 30 dwelling units per acre, the density cited in the Plan shall be construed to equate to the upper limit of the Plan range, and the base level shall be the upper limit of the next lower Plan range, in this instance, 20 dwelling units per acre.

**Board of Directors**

John W. Peterson, Chairman  
 Jean R. Packard, Vice Chairman  
 Johna G. Gagnon, Secretary  
 George W. Lamb, Treasurer  
 Adria C. Bordas, Director-Extension  
 Laura T. Grape, Executive Director

**Contact**

703-324-1460, TTY 711  
 Fax: 703-324-1421  
 ConservationDistrict@fairfaxcounty.gov

*Working for Clean Streams and Protected Natural Resources in Fairfax County*

October 29, 2015

TO: Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ

FROM: Wilfred D. Woode, Senior Conservation Specialist

RE: Conservation Report on RZ/FDP 2014-HM-024 (George Family Property Dev. LLC.)

I have reviewed of the updated planting plan for the George Property Development. I am convinced my key concerns regarding buffer vegetation enhancement have been addressed i.e. shrubs and grasses will be closer to the channel within the planting zones while small trees will be limited to the farthest areas.

Also, their willingness to incorporated “live stakes” into the planting plan is an advantage, because it reduces the amount of disturbed areas during planting, especially within an RPA.

Of importance, are certain techniques that must be implemented to guaranty a high percentage of success growth when using live stakes. These include, but are not limited to:

- Making sure the length of stakes used can make contact with high ground water table.
- Harvesting the material only after “leaf drop” in the fall and planting before “budding” in the spring.
- Using rooting-hormone Indoleacetic acid (IAA) to increase growth success of live stakes.
- If live stakes are purchased commercially, they should be harvested within a day or two before shipment; and if they cannot be installed within 48 hours after delivery, they should be stored in a cooler between 33 and 40 degrees Fahrenheit; If stored on site, they should be in shaded area, away from direct wind and sunlight; and should be kept moist all the time until planted.
- Before planting, live stakes should be soaked for a minimum of 24 hrs. Ideally, 5-7 days of soaking before planting improves growth success rates.

RZ/FDP 2014-HM-024 (George Family Property Dev. LLC.)

October 29, 2015

Page 2

Aside from these techniques, the contractor's document should include a guaranty/warranty regarding proper handling and installation of the live stakes to promote survival and growth, as well as percentage survivability guaranty for a minimum of one year and a maximum of three years, after installation.

If more detail explanation is needed regarding these points, I can be reached at 703-324-1430, or by email at [willie.woode@fairfaxcounty.gov](mailto:willie.woode@fairfaxcounty.gov).

cc: Pam Nee, Branch Chief, Environmental and Development Review Branch,  
Planning Division, DPZ.  
Carmen Bishop, Staff Coordinator, DPZ



# County of Fairfax, Virginia

## MEMORANDUM

DATE: August 10, 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: RZ/FDP 2014-HM-024  
George Family Property, LLC

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject rezoning application (RZ), Final Development Plan (FDP) revised through May 19, 2015 and proffers revised through May 12, 2015. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in conformance with Plan policies.

### COMPREHENSIVE PLAN CITATIONS:

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

The Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Land Use – Appendix 9, Residential Development Criteria, as amended through April 29, 2014, page 26 states:

#### 3. Environment:

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

a) *Preservation:* Developments should conserve natural environmental resources by protecting, enhancing, and/or restoring the habitat value and pollution reduction potential of floodplains, stream valleys, EQCs, RPAs, woodlands, wetlands and other environmentally sensitive areas.

- b) *Slopes and Soils*: The design of developments should take existing topographic conditions and soil characteristics into consideration.
- c) *Water Quality*: Developments should minimize off-site impacts on water quality by commitments to state of the art best management practices for stormwater management and better site design and low impact development (LID) techniques.
- d) *Drainage*: The volume and velocity of stormwater runoff from new development should be managed in order to avoid impacts on downstream properties. Where drainage is a particular concern, the applicant should demonstrate that off-site drainage impacts will be mitigated and that stormwater management facilities are designed and sized appropriately. Adequate drainage outfall should be verified, and the location of drainage outfall (onsite or offsite) should be shown on development plans....”

The Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, page 7-9 states:

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

- Policy a.                    Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements. . . .
- Policy c.                    Minimize the application of fertilizers, pesticides, and herbicides to lawns and landscaped areas through, among other tools, the development, implementation and monitoring of integrated pest, vegetation and nutrient management plans.
- Policy d.                    Preserve the integrity and the scenic and recreational value of EQCs....
- Policy 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.

Policy l. In order to augment the EQC system, encourage protection of stream channels and associated vegetated riparian buffer areas along stream channels upstream of Resource Protection Areas (as designated pursuant to the Chesapeake Bay Preservation Ordinance) and Environmental Quality Corridors....

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations.”

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. . . .”

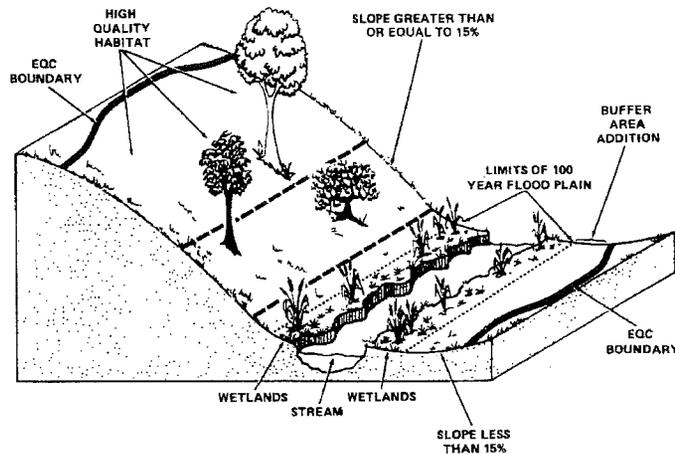
The Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, page 14 through 17 states:

**“Objective 9: Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.**

Policy a: Identify, protect and restore an Environmental Quality Corridor system (EQC). (See Figure 4.) Lands may be included within the EQC system if they can achieve any of the following purposes:

- **Habitat Quality:** The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest. This may include: habitat for species that have been identified by state or federal agencies as being rare, threatened or endangered; rare vegetative communities; unfragmented vegetated areas that are large enough to support interior forest dwelling species; and aquatic and wetland breeding habitats (i.e., seeps, vernal pools) that are connected to and in close proximity to other EQC areas.
- **Connectivity:** This segment of open space could become a part of a corridor to facilitate the movement of wildlife and/or conserve biodiversity. This may include natural corridors that are wide enough to facilitate wildlife movement and/or the transfer of genetic material between core habitat areas.
- **Hydrology/Stream Buffering/Stream Protection:** The land provides, or could provide, protection to one or more streams through: the provision of shade; vegetative stabilization of stream banks; moderation of sheet flow stormwater runoff velocities and volumes; trapping of pollutants from stormwater runoff and/or flood waters; flood control through temporary storage of flood waters and dissipation of stream energy; separation of potential pollution sources from streams; accommodation of stream channel evolution/migration; and protection of steeply sloping areas near streams from denudation.
- **Pollution Reduction Capabilities:** Preservation of this land would result in significant pollutant reductions. Water pollution, for example, may be reduced through: trapping of nutrients, sediment and/or other pollutants from runoff from adjacent areas; trapping of nutrients, sediment and/or other pollutants from flood waters; protection of highly erodible soils and/or steeply sloping areas from denudation; and/or separation of potential pollution sources from streams.

The core of the EQC system will be the county's stream valleys. Additions to the stream valleys should be selected to augment the habitats and buffers provided by the stream valleys, and to add representative elements of the landscapes that are not represented within stream valleys. The stream valley component of the EQC system shall include the following elements (See Figure 4):



A TYPICAL ENVIRONMENTAL QUALITY CORRIDOR

Source: Fairfax County Office of Comprehensive Planning

FIGURE 4

- All 100 year flood plains as defined by the Zoning Ordinance;
- All areas of 15% or greater slopes adjacent to the flood plain, or if no flood plain is present, 15% or greater slopes that begin within 50 feet of the stream channel;
- All wetlands connected to the stream valleys; and
- All the land within a corridor defined by a boundary line which is 50 feet plus 4 additional feet for each % slope measured perpendicular to the stream bank. The % slope used in the calculation will be the average slope measured within 110 feet of a stream channel or, if a flood plain is present, between the flood plain boundary and a point fifty feet up slope from the flood plain. This measurement should be taken at fifty foot intervals beginning at the downstream boundary of any stream valley on or adjacent to a property under evaluation.

Modifications to the boundaries so delineated may be appropriate if the area designated does not benefit any of the EQC purposes as described above. In addition, some disturbances that serve a public purpose such as unavoidable public infrastructure easements and rights of way may be appropriate. Disturbances for access roads should not be supported unless there are no viable alternatives to providing access to a buildable portion of a site or adjacent parcel. The above disturbances should be minimized and occur perpendicular to the corridor's alignment, if practical and disturbed areas should be restored to the greatest extent possible . . . .”

The Fairfax County Comprehensive Plan Policy Plan, 2013 Edition, Environment section 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 19-21 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<sup>®</sup>] or the U.S. Green Building Council's Leadership in Energy and Environmental Design for Core and Shell [LEED-CS<sup>®</sup>] 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 to rezone the 20.09 acre subject property from R-1 (residential at 1 dwelling unit per acre) and R-C (residential conservation) to PDH-2 (planned development housing) in order to develop 18 new single-family detached dwellings and retain three existing houses at a density of 1.05 dwelling units per acre.

**Resource Protection Area/Environmental Quality Corridor:** The subject property falls within the Difficult Run Watershed. Moonac Creek which is Resource Protection Area (RPA), Environmental Quality Corridor (EQC) and 100 year floodplain which traverses the subject

property in a north south direction on its west side. The subject property is currently heavily wooded with a dense, predominately deciduous forest which includes tulip poplar, white oak, red oak, chestnut oak, hickory, beech, holly, red cedar, black cherry and red maple. Moonac Creek RPA affects approximately 5.65 acres or 28% of the site. The EQC is slightly more extensive than the RPA.

The Comprehensive Plan recommends the identification and protection of EQCs. The RPA and EQC are correctly delineated on the development plan. However, staff is concerned that the EQC is not fully protected as currently proposed on the development plan. While two proposed drainage outfalls into the EQC are acceptable, another small area of encroachment into the EQC west of Lots 13 and 14 should be eliminated or justified. Furthermore, in some areas the limits of clearing and grading and EQC line are coterminous and immediately adjacent to stormwater management facilities. Under these circumstances, it is not realistic that all boundaries would be held and that there would be no encroachments into the EQC. Therefore, the proposed limits of clearing and grading adjacent to the EQC should be tightened to ensure that there is no encroachment into the EQC. The stormwater facilities should be designed and/or located in a manner resulting in more separation, preferably at least 15 feet, from the EQC. Finally, the applicant should commit to a well-marked EQC boundary, preferably with super silt fencing, in advance of any land disturbance and tree clearing to ensure protection of the environmentally sensitive stream valley. Without further revisions, the proposal does not address the Comprehensive Plan's EQC policy. This issue remains outstanding.

**Natural Topography:** Besides the dense deciduous tree canopy, this site is defined by significant, undulating topography. The proposed grading, as shown on the preliminary grading exhibit for this development, will substantially alter the existing topography resulting in a slope greater than 30% within the rear yards of several proposed lots. Staff strongly encourages the applicant to reconsider the proposed site grading in order to preserve some of the natural topography of this property, especially for those rear yards depicting steep slopes.

**Stormwater Quality Best Management Practices and Outfall Adequacy:** Sheet #2 of the development plan depicts three stormwater facilities of varying sizes immediately adjacent and east of the RPA/EQC floodplain. The stormwater narrative indicates that these facilities are designed to meet the detention requirements for 10 year 24 hour storm in order to provide detention for the 1, 2 and 10 storm events.

On sheet 5A of the development plan a note indicates that the computations for the stormwater facilities are only for "informational purposes" and that the final design of the stormwater management facilities may change. According to the proffers, the property will be developed in substantial conformance with the conceptual development plan (CDP) and final development plan (FDP), including the general location of the proposed stormwater management facilities. The outfall narrative indicates that the bioretention facilities drain to a floodplain northwest of the subject property and ultimately drain to the Wolfrap Creek floodplain. It is the opinion of the reviewing land surveyor that the outfall is adequate. Stormwater management/best management practice facilities and outfall adequacy are subject to review and approval by DPWES. Any significant changes to the design and type of stormwater management facilities shown on an approved development plan which may be identified at the time of subdivision plan

review could result in a zoning amendment process and new public hearings. The applicant should be further advised that the Comprehensive Plan generally does not support the location of stormwater management facilities within EQCs.

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.

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

Staff from the Department of Public Works and Environmental Services (DPWES) administers the stormwater management ordinance, which became effective July 1, 2014.

**Green Building:** In conformance with the county's Comprehensive Plan green building policy, the applicant has made a proffered commitment to the attainment of Earthcraft House or the 2012 National Green Building Standard using the Energy Star Qualified Homes path for energy performance. The proffer also indicates that demonstration of attainment of the relevant program will occur prior to the issuance of the residential use permit for each dwelling.

**Tree Preservation/Restoration:** As noted previously, the subject property is vegetated with a dense deciduous canopy, and a portion of the site is environmentally sensitive land which is RPA/EQC/floodplain. Minimal tree save is shown on the development plan outside of the EQC/RPA areas. To further the Comprehensive Plan objective to conserve and restore tree cover on developing sites, the applicant is encouraged to work with the Urban Forestry Management Division of DPWES to find more tree preservation opportunities.

**Phasing:** The applicant has discussed building this subdivision in two phases. Staff encourages the applicant to formalize the concept and to modify the plan to reflect two phases – the first phase could be shown as a final development and the second phase shown as a conceptual development. Site preparation and tree removal would only occur on the area of the first phase which includes Lots 1-16. Such a plan would enable the applicant to preserve canopy on the proposed second phase (Lots 17-21) of the subdivision until such time that the design for phase two is finalized.

DMJ/MAW



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** September 1st, 2015

**TO:** Carmen Bishop, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Yosif Ibrahim, Storm water Engineer  
Site Development and Inspections Division  
Department of Public Works and Environmental Services

**SUBJECT:** Rezoning Application RZ/FDP 2014-HM-024, George Family Property Development, LLC, Tax Map #028-4-01-0019, 0019A, 0021, 0021B, 0025, 0025A & 0025C, Hunter Mill District

We have reviewed the drainage analysis and proposed mitigation measures to address the drainage issues on the adjoining property Lot 60 (copy enclosed). The findings of the analysis reveal significant reduction in the peak flow (from 31 cfs to 6.63 cfs for the 10-year storm-event). Hence it has been determined that the proposed measures are adequate and we don't have any further comments on the subject plans at this stage.

Please contact me at 703-324-1720 if you require additional information.

cc: Fred Rose, Chief, Watershed Planning & Assessment Branch, Storm water Planning Division, DPWES  
Shahab Baig, Chief, North Branch, SDID, DPWES  
Zoning Application File





# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** October 19, 2015

RECEIVED  
Department of Planning & Zoning

OCT 28 2015

**TO:** Carmen Bishop, Planner III  
Department of Planning and Zoning

Zoning Evaluation Division

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

HCW

**SUBJECT:** Ashgrove Acres, RZ/FDP 2014-HM-024

I have reviewed the revised CDP/FDP for the above referenced site, stamped as received by the Zoning Evaluation Division on October 13, 2015, and draft proffers dated October 12, 2015. All Forest Conservation Branch (FCB) comments resulting from review of previous submissions of this application have been adequately addressed.

Based on Forest Conservation Branch staff review this application is recommended for approval.

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

HCW/  
UFMDID #: 198540

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: Sept 1, 2015

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

**FROM:** Michael A. Davis, Acting Section Chief *PUT FOR MAD*  
Site Analysis Section, DOT

**SUBJECT:** FCDOT Staff Report for RZ/FDP 2014-HM-024 George Family Property Development, LLC  
Tax Map Parcels 28-4 ((1))-19, 19A, 21, 21B, 25, 25A, 25C

The following memorandum is FCDOT staff's response to the special permit application. The applicant is proposing to rezone the property from R-1 and R-C to the PDH-2 zoning district and construct 18 homes which will fit within the existing 3 homes on the subject property.

The applicant has addressed the following transportation concerns:

- 1) Street layout and design – In its existing condition the property is accessed by a public road and a private, dead-end cul-de-sac. The cross-section, pedestrian facilities, as well as maintenance were concerns of FCDOT. The current plan revision dated August 24, 2015 includes a single public roadway accessing each of the properties and provides sidewalks on both sides of the roadway. This layout not only provides better access for pedestrians and cyclists, but results in a better operational design for vehicles.
- 2) Connection of Higdon Drive – The Fairfax County Comprehensive Plan recommends stub out street segments that abut the subject parcel(s) to be connected. The applicant has provided sufficient justification and supporting documentation to show that the connection, while desirable, would be detrimental due to (reduced tree save area, cost increases due to grade/alignment, and stormwater impact). Additionally, the applicant is constrained by the landowner(s) and site boundaries/ROW to the point where connection would result in an unreasonable cost to the applicant or withdrawn interest from key stakeholders. As a result, FCDOT does not object to the waiver of connecting Higdon Drive through the subject property.

Other than the aforementioned, FCDOT staff has no other concerns with this application.

MAD/GAF

Cc: Carmen Bishop, DPZ

Fairfax County Department of Transportation

4050 Legato Road, Suite 400

Fairfax, VA 22033-2895

Phone: (703) 877-5600 TTY: 771

Fax: (703) 877 5723

www.fairfaxcounty.gov/fcdot





**DEPARTMENT OF TRANSPORTATION**

4975 Alliance Drive  
Fairfax, VA 22030

**Charlie Kilpatrick**  
COMMISSIONER

August 31, 2015

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

**From:** Noreen H. Maloney  
Virginia Department of Transportation – Land Development Section

**Subject:** **RZ 2014-HM-024; George Assemblage**

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.

This office has reviewed the subject application and offers the following comments.

- A typical section of Crim Dell Lane should be provided per the VDOT *Road Design Manual*.
- The reviews of the SSAR Exceptions are underway.



FAIRFAX COUNTY  
PUBLIC SCHOOLS

Department of Facilities and Transportation Services

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

January 22, 2015

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

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

**SUBJECT:** RZ 2014-HM-024, George Family Property Development, LLC

**ACREAGE:** 20.09 acres

**TAX MAP:** 28-4 ((1)) 19, 19A, 21, 21B, 25, 25A and 25C

**PROPOSAL:**

The application requests to rezone the site from R-1 and R-C Districts to PDH-2 District. The proposal would permit a maximum of 22 single family detached houses (19 new, 3 existing). Under the current R-1 and R-C zoning, the site could be developed with 16 single family detached house (4 existing).

**ANALYSIS:**

School Capacities

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

School	Capacity 2014 / 2019	Enrollment (9/30/14)	Projected Enrollment 2015-16	Capacity Balance 2015-16	Projected Enrollment 2019-20	Capacity Balance 2019-20
Westbriar ES	447 / 900	690	794	98	885	15
Kilmer MS	1,152 / 1,152	1,312	1,410	-258	1,733	-581
Marshall HS	1,990 / 1,990	1,910	2,015	-25	2,308	-318

Capacities based on Proposed 2016-2020 Capital Improvement Program (December 2014)

Project Enrollments based on 2014-15 to 2019-20 6-Year Projections (April 2014)

The school capacity chart above shows a snapshot in time for student enrollments and school capacity balances. Student enrollment projections are done on a six year timeframe, currently through school year 2019-20 and are updated annually. At this time, if development occurs within the next five years, Kilmer and Marshall are projected to have capacity deficits; Westbriar is projected to have sufficient capacity. Beyond the six year projection horizon, enrollment projections are not available.

Capital Improvement Program Projects

The Proposed 2016-20 Capital Improvement Program (CIP) includes funded capacity enhancements to be completed at Westbriar in FY 2016. The Proposed CIP also notes that the potential capacity deficits at Kilmer could potentially be addressed with programmatic changes, and capacity deficits at Marshall could potentially be address with a modular addition.

Development Impact

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

Existing (Potential By-right)  
 15 acres R-1, 5 acres R-C

School level	Single Family Detached ratio	Potential # of units	Estimated Student yield
Elementary	.270	16	4
Middle	.085	16	1
High	.175	16	3

8 total

2013 Countywide student yield ratios (November 2014)

Proposed

School level	Single Family Detached ratio	Proposed # of units	Estimated Student yield
Elementary	.270	22	6
Middle	.085	22	2
High	.175	22	4

12 total

2013 Countywide student yield ratios (November 2014)

**RECOMMENDATIONS:**

Proffer Contribution

A net of 4 new students is anticipated (2 Elementary, 1 Middle, and 1 High). Based on the approved Residential Development Criteria, a proffer contribution of \$46,996 (4 x \$11,749) is recommended to offset the impact that new student growth will have on surrounding schools. It is recommended that the proffer contribution funds be directed as follows:

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

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

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

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

Proffer Notification

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

AJH/gjb

Attachment: Locator Map

cc: Pat Hynes, School Board Member, Hunter Mill District  
Jane Strauss, School Board Member, Dranesville District  
Patty Reed, School Board Member, Providence District  
Ted Velkoff, Vice-Chairman, School Board Member, At-Large  
Ilryong Moon, School Board Member, At-Large  
Ryan McElveen, School Board Member, At-Large  
Jeffrey Platenberg, Assistant Superintendent, Facilities and Transportation Services  
Fabio Zuluaga, Assistant Superintendent, Region 2  
Kevin Sneed, Special Projects Administrator, Capital Projects and Planning  
Jeffrey Litz, Principal, Marshall High School  
Ronald James, Principal, Kilmer Middle School  
Lisa Pilson, Principal, Westbriar Elementary School



# FAIRFAX COUNTY PARK AUTHORITY

## M E M O R A N D U M

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

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

**DATE:** October 22, 2015

**SUBJECT:** RZ-FDP 2014-HM-024, George Property - REVISED  
Tax Map Number(s): 28-4 ((1)) 19, 19A, 21, 21B, 25, 25A, 25C

### BACKGROUND

This memo replaces comments provided previously by the Park Authority in a memo dated September 3, 2015. The Park Authority staff has reviewed the proposed Development Plan dated November 2014, as revised through October 12, 2015, for the above referenced application. The Development Plan reflects 21 single-family residential lots on a 14.99 acre parcel to be rezoned from R-C and R-1 to the PDH-2 zoning district, with proffers. Three existing homes will be retained and 18 new homes constructed. Based on an average single-family household size of 2.99 in the Vienna Planning District, the development could add 53 new residents (21 total – 3 existing to remain = 18 x 2.99 = 53) to the Hunter Mill Supervisory District.

### COMPREHENSIVE PLAN GUIDANCE

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

### ANALYSIS AND RECOMMENDATIONS

#### *Provisions of On-site Recreational Facilities*

The Fairfax County Zoning Ordinance requires provision of open space and recreational features within Planned Development Districts (see Zoning Ordinance Sections 6-110 (PDH) and 16-

404). The minimum expenditure for park and recreational facilities within these districts is set at \$1,800 per non-ADU residential unit for outdoor recreational facilities to serve the development population. Whenever possible, the facilities should be located within the residential development site. With 18 new non-ADUs proposed, the Ordinance-required amount to be spent on-site is \$32,400. Any portion of this amount not spent onsite should be conveyed to the Park Authority for recreational facility construction at one or more park sites in the service area of the development. Section 16-110, item 2A clarifies that recreational facilities should be provided on-site and in substantial conformance to the Final Development Plan unless the Board of Supervisors grants that these facilities may be provided outside of the P District.

*Analysis:*

*Draft proffer 32 commits to the expenditure of \$1800 per new dwelling unit for on-site recreational facilities referencing the possibility of trails, playgrounds, pavilions, benches, and similar features to meet this requirement. The plan shows construction of an asphalt trail and a trail wayside to meet the requirement.*

*A trail connection is proposed from the end of the stormwater maintenance road, crossing a stream and connecting through to Lupine Den Drive. Provision of a trail to enjoy the stream area as well as enhance pedestrian connectivity to Tysons would be an asset for the community. The ability to continue the construction of the trail fully to Lupine Den Drive will require the applicant to obtain land rights from an adjacent property owner, which is a concern that has been voiced by the Park Authority throughout the review of this application. As this is a critical component to the construction of the proposed trail connection, some level of assurance should be provided by the applicant that the acquisition of such necessary land rights may reasonably be expected.*

*The applicant has now added a small trail wayside shown to include a bench, trellis, and interpretive signage on a crushed stone surface. As this space and the trail are the only components of on-site recreation offered to satisfy the P-District requirement, the wayside should be expanded to comfortably fit at least two benches. The applicant should also address the accessibility of this area. "Crushed Stone Area", as labeled on the plan, could imply a range of materials, not all of which would be considered accessible. More important than defining the specific material at this point would be a commitment to provide a surface that will meet accessibility standards.*

***Impacts to Parkland and Park Facilities***

The \$1,800 per unit funds required by Ordinance offset only a portion of the impact to provide recreational facilities for the new residents generated by this development. Typically, a large portion if not all of the Ordinance-required funds are used for recreational amenities onsite. As a result, the Park Authority is not compensated for the increased demands caused by residential development for other recreational facilities that the Park Authority must provide.

With the Countywide Comprehensive Policy Plan as a guide (Appendix 9, #6 of the Land Use section, as well as Objective 6, Policy a, b and c of the Parks and Recreation section), the Park Authority requests a fair share contribution of \$893 per new resident with any residential rezoning application to offset impacts to park and recreation service levels. This allows the Park

Authority to build additional facilities needed as the population increases. To offset the additional impact caused by the proposed development, the applicant should contribute \$47,329 to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property.

*Analysis:*

*The Applicant has submitted draft proffers dated August 20, 2015 that commit to provide \$47,329 for off-site recreation purposes. Proffer 33 states that the funds will be directed by the Hunter Mill District Supervisor in consultation with the Park Authority, payable with each phase of development. Therefore, this recommendation has been satisfactorily addressed.*

**Cultural Resources Impact**

The parcels were subjected to cultural resources review. The property has moderate to high potential to have significant archaeological sites. The Park Authority recommends that a Phase I archaeological survey be conducted. As this site has experienced disturbance related to the establishment of the existing homes, only those areas that remain relatively undisturbed need be surveyed. If significant sites are found, Phase II archaeological testing is recommended in order to determine if sites are eligible for inclusion on the National Register of Historic Places. If sites are found eligible, avoidance or Phase III archaeological data recovery is recommended.

At the completion of any cultural resource studies, the Park Authority requests that the applicant provide two copies (one hard copy, one digital copy) of the archaeology report as well as field notes, photographs, and artifacts to the Park Authority's Resource Management Division (Attention: Liz Crowell) within 30 days of completion of the study. Materials can be sent to 2855 Annandale Road Falls Church, VA 20110 for review and concurrence. For artifact catalogues, please include the database in Access™ format, as well as digital photography, architectural assessments, including line drawings. If any archaeological, architectural or other sites are found during cultural resources assessments, the applicant should update files at VDHR, using the VCRIS system.

*Analysis:*

*Draft proffer 30 commits to providing the requested level of survey. In coordination with the Park Authority, it was determined which areas have been minimally disturbed and would require survey. A graphic depicting the areas subject to a Phase I archaeological survey is included as an attachment to this memo. This recommendation has been satisfactorily addressed.*

**SUMMARY OF RECOMMENDATIONS**

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

<b>Proposed Uses</b>	<b>P-District Onsite Expenditure</b>	<b>Requested Park Proffer Amount</b>	<b>Total</b>
18 new single-family detached units	\$32,400	\$47,329	\$79,729

In addition, the Park Authority recommends the following:

- The Applicant should provide some level of assurance that the necessary offsite land rights can be obtained for construction of the proposed trail.
- The trail wayside should be expanded to include at least two benches and be of an accessible surface.

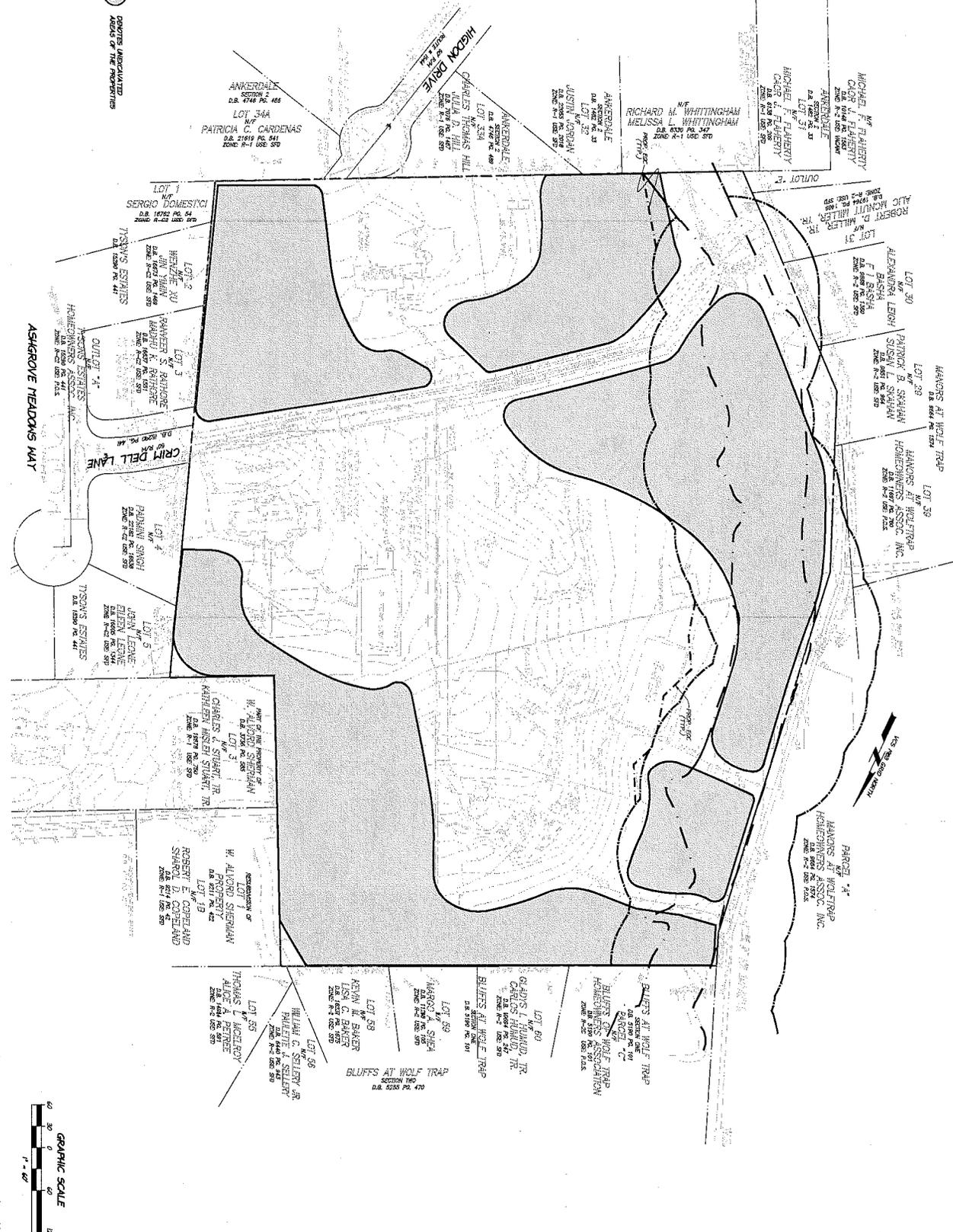
Please note the Park Authority would like to review and comment on proffers and/or development conditions related to park and recreation issues. We request that draft and final proffers and/or development conditions be submitted to the assigned reviewer noted below for review and comment prior to completion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

FCPA Reviewer: Gayle Hooper  
DPZ Coordinator: Carmen Bishop

Attachment

Copy: Cindy Walsh, Director, Resource Management Division  
Carmen Bishop, DPZ Coordinator  
Chron File  
File Copy

**LEGEND**  
 DISTURBED AREAS  
 AREAS OF THE PROPERTY



FOR ILLUSTRATIVE PURPOSES ONLY!!!



<p><b>GEORGE ASSEMBLAGE</b></p> <p>HUNTER HILL DISTRICT FAIRFAX COUNTY, VIRGINIA</p>		<p><b>EXHIBIT SHOWING UNDISTURBED AREAS</b></p>		 <p>LDC        4854 DAVEY REID AVENUE, SUITE 201        WOODBRIDGE, VIRGINIA 22192        PH: 703-486-4585 FX: 703-486-4771</p>	
DATE/DESIGN NO.	DESCRIPTION	REVIEW BY	APPROVED DATE	ENGINEER	REVISION APPROVED BY:

10/20/2023 12:17 PM 2023 RELEASE UNDER E.O. 14176



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** January 12, 2015

**TO:** Carmen Bishop  
Department of Planning and Zoning

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

**SUBJECT:** Sanitary Sewer Analysis Report

**REF:** **Application No. RZ/FDP 2014-HM-024**  
**Tax Map No. 028-4-((01))-0019, 0019-A, 0021, 0021-B, 0025, 0025-A, & 0025-C**

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

- The application property is located in the Difficult Run (D-3) watershed. It would be sewered into the Blue Plains Treatment Plant.
- Based upon current and committed flow, there is excess capacity in the Blue Plains Treatment. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
- An existing 8 inch line located in the Crim Dell Lane is adequate for the proposed use at this time.
- The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

- Other pertinent comments:**





FAIRFAX COUNTY WATER AUTHORITY  
8560 Arlington Boulevard, Fairfax, Virginia 22031  
www.fairfaxwater.org

RECEIVED  
Department of Planning & Zoning

JAN 08 2015

Zoning Evaluation Division

January 5, 2015

**PLANNING & ENGINEERING  
DIVISION**

Jamie Bain Hedges, P.E.  
Director  
(703) 289-6325  
Fax (703) 289-6382

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

Re: FDP 2014-HM-024  
RZ 2014-HM-024  
George Assemblage  
Tax Map: 28-4

Dear Ms. Berlin:

The *Connection Rule for New Construction/Redevelopment in Accordance with Fairfax County Ordinance 65-6-13* (Rule) was adopted by the Fairfax Water Board on January 12, 2012.

Fairfax Water has reviewed the above referenced zoning application. The Rule identifies utility-related reasons for not connecting to Fairfax Water. Because the proposed construction results in a floor-area ration (FAR) for the property of less than 1.0, and the nearest Fairfax Water main is more than 1,000 feet from the property, a utility-related reason exists under Section III not to connect to Fairfax Water's system.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Jamie Bain Hedges".

Jamie Bain Hedges, P.E.  
Director, Planning and Engineering

cc: Chief, Site Plan Review



# County of Fairfax, Virginia

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RECEIVED  
Department of Planning & Zoning

DEC 31 2014

Zoning Evaluation Division

**DATE:** December 30, 2014

**TO:** Carmen Bishop, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Kevin R. Wastler, EH Supervisor *KRW*  
Consumer Protection Program  
Fairfax County Health Department

**SUBJECT:** Zoning Applicaton Analysis

**REFERENCE:** Application No. RZ/FDP 2014-HM-024 (George Family Property Development, LLC)

After reviewing the application, we have a couple of comments to be considered with this proposal. Health Department records indicate that there is an existing well located on the property at 9005 Winding Creek La, Lot 19 which has not been abandoned. Proper abandonment of the well under a permit from the Health Department will be required prior to a demolition permit being approved for this lot. Health Department records indicate that there is an existing septic drainfield that serves the existing house to remain at 1620 Crim Dell La, Lot 21B, according to site plan. New lot lines that have been created by this proposal, show that a portion of the existing drainfield will be located on a newly created property. This property will have to be connected to the available public sewer and the septic tank properly abandoned. The owners/developer should contact the Health Department for additional information on the abandonment of the well and the septic system should this project move forward.

---

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



**6-100 PDH PLANNED DEVELOPMENT HOUSING DISTRICT****6-101 Purpose and Intent**

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

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

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

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

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

the applicant may make provision for such facilities or utilities which are not presently available.

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

## **16-102 Design Standards**

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

1. In order to complement development on adjacent properties, at all peripheral boundaries of the PDH, PRM, PDC, PRC Districts the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. In the PTC District, such provisions shall only have general applicability and only at the periphery of the Tysons Corner Urban Center, as designated in the adopted comprehensive plan.
2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.
3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

## GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### Abbreviations Commonly Used in Staff Reports

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