



APPLICATION ACCEPTED: August 5, 2015
PLANNING COMMISSION: January 27, 2016
BOARD OF SUPERVISORS: TBD

County of Fairfax, Virginia

January 13, 2016

STAFF REPORT

APPLICATION RZ 2015-HM-010

HUNTER MILL DISTRICT



APPLICANTS: Christopher W. Warner and Mary J. Warner

PRESENT ZONING: R-1: Residential, One Dwelling Unit/Acre

REQUESTED ZONING: R-3: Residential, Three Dwelling Units/Acre

PARCEL: 28-3 ((1)) 46

LOCATION: 9717 Clarks Crossing Road, Vienna, 22182

SITE AREA: 1.34 acres

PROPOSED DENSITY: 2.25 dwelling units per acre (du/ac)

PLAN MAP: Residential; 2-3 du/ac

PROPOSAL: To retain the existing dwelling and rezone the property from R-1 to R-3 to permit the construction of 2 new single family detached dwelling units and waiver of the minimum lot width requirements.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2015-HM-010 subject to the execution of proffers consistent with those contained in Appendix 1.

Laura B. Arseneau

Staff recommends approval of a modification of Section 9-610 of the Zoning Ordinance, to permit the width of Lot 3 to be a minimum of 10 feet wide.

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 applicants/owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

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

The approval of this 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).

Rezoning Application

RZ 2015-HM-010



Applicant: CHRISTOPHER W. WARNER AND MARY J. WARNER

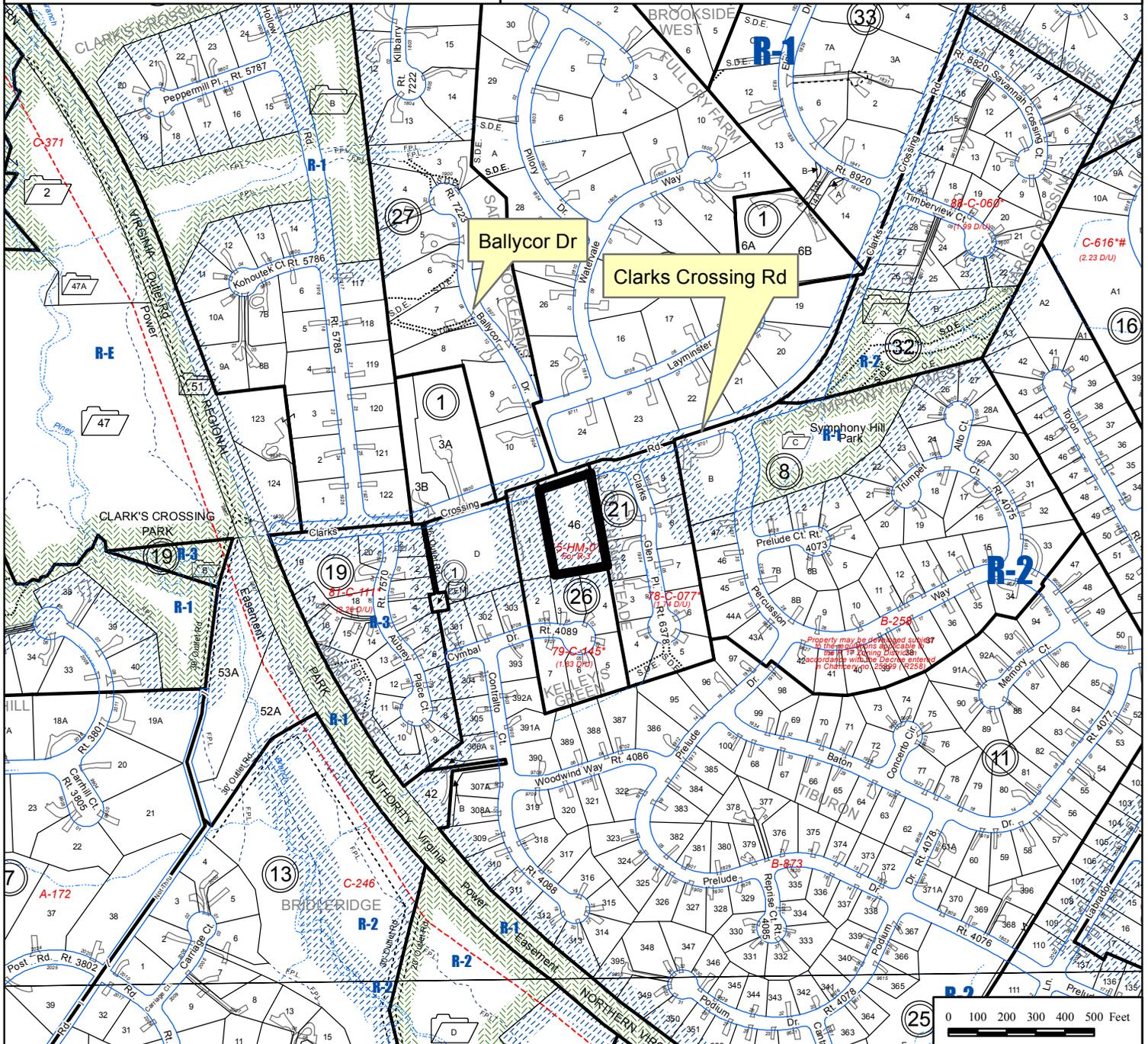
Accepted: 08/05/2015
Proposed: RESIDENTIAL AND WAIVER OF MINIMUM LOT WIDTH

Area: 1.34 AC OF LAND; DISTRICT - HUNTER MILL

Zoning Dist Sect: SOUTH SIDE OF CLARKS CROSSING ROAD AT
Located: ITS INTERSECTION WITH BALLYCOR DRIVE

Zoning: FROM R- 1 TO R- 3

Overlay Dist:
Map Ref Num: 028-3- /01/ /0046





SMITH ENGINEERING

PROJECT: 171-01
 ANTHONY VENAARO
 703-956-6204
 Anthony@SMITHEngineeringVA.com
 14901 BOGLE DRIVE SUITE 202
 CHANTILLY, VA 20151

PLAN STATUS	DATE
ISSUED TO CLIENT	07/01/15
SUBMIT TO FFX DPZ	07/15/15
SUBMIT TO FFX DPZ	07/15/15
SUBMIT TO FFX DPZ	07/27/15
SUBMIT TO FFX DPZ	10/30/15
SUBMIT TO FFX DPZ	12/01/15
SUBMIT TO FFX DPZ	12/18/15

SCALE: AS SHOWN
 DATE: JULY 1, 2015
 SHEET 1 OF 7

GENERALIZED DEVELOPMENT PLAN (GDP) FOR **WARNER SUBDIVISION** HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

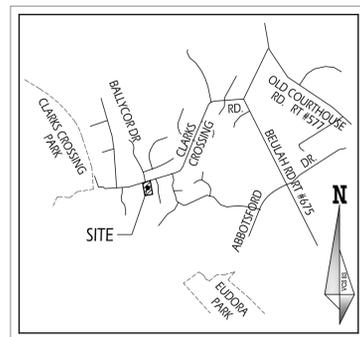
RZ 2015-0215

GENERAL NOTES

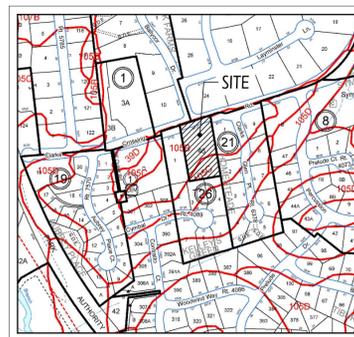
- THIS SITE CONSISTS OF THE FOLLOWING PARCEL:
 TAX MAP # AREA (SF/AC) DB PG ADDRESS
 028-3 (1011) 0046 58,191 / 1.3359 06340 0417 9717 CLARKS CROSSING ROAD
- THE PURPOSE OF THIS APPLICATION IS TO REZONE THE SUBJECT PROPERTY FROM R-1 TO THE R-3 DISTRICT AND REQUEST A REDUCTION OF LOT WIDTH FROM 80' (REQUIRED PER R-3) TO 10' (FOR LOT #3).
- THE COMPREHENSIVE PLAN RECOMMENDS RESIDENTIAL DEVELOPMENT AT A DENSITY OF 2-3 DWELLING UNITS PER ACRE FOR THIS PROPERTY. THE PROPOSED DENSITY OF 2.25 DWELLING UNITS PER ACRE MEET THE INTENT OF THE COMPREHENSIVE PLAN.
- BOUNDARY SURVEY PERFORMED BY TARGET SURVEYS, INC. DATED APRIL 10, 2015.
- FIELD RUN TOPOGRAPHIC SURVEY PERFORMED BY TARGET SURVEYS, INC. DATED APRIL 10, 2015.
- EXISTING USE: SINGLE FAMILY DETACHED
- PROPOSED USE: SINGLE FAMILY DETACHED
- THE SITE IS CURRENTLY SERVED BY PRIVATE WATER AND SEPTIC.
- AN EXISTING WELL IS LOCATED ON SITE AND IS CURRENTLY BEING UTILIZED BY EXISTING DWELLING.
- UPON SITE INSPECTION, THERE ARE NO APPARENT BURIAL STRUCTURES OR GRAVE SITES ON THIS SITE.
- THE PROPERTY IS NOT IMPACTED BY A FEMA 100-YEAR FLOODPLAIN. THE SITE IS LOCATED WITHIN FLOOD ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE OF FLOODPLAIN, PER FIRM MAP NUMBER 5109CD145 E EFFECTIVE DATE SEPTEMBER 17, 2010.
- EXISTING STRUCTURES ARE ONLY TO BE REMOVED AS SHOWN ON SHEET 2 AS NOTED.
- THIS DEVELOPMENT SHALL CONFORM TO THE PROVISIONS OF APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS EXCEPT AS NOTED HEREIN.
- THE DEVELOPMENT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE.
- THERE ARE NO KNOWN WETLANDS OR RESOURCE PROTECTION AREAS ON THE PROPERTY. REGULATIONS REGARDING ENVIRONMENTAL QUALITY CORRIDORS DO NOT APPLY TO THIS DEVELOPMENT.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES, AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS, PARTS 116.4, 302.4 AND 355; AND / OR ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1- VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND / OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280. TO BE GENERATED, UTILIZED, STORED, TREATED, AND / OR DISPOSED OF ON SITE.
- THERE ARE NO KNOWN UTILITY EASEMENTS 25 FEET OR MORE IN WIDTH ON THE PROPERTY.
- THE APPLICANT RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS TO THE LOT LAYOUT, BUILDING FOOTPRINT SIZE, SHAPE SHOWN ON THIS GDP/FDP BASED ON FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
- THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF PRESERVATION.
- UTILITIES SHOWN HEREON ARE CONCEPTUAL. SIZE, LOCATION AND MATERIAL ARE SUBJECT TO REVISION WITH FINAL ENGINEERING.
- THE PROPOSED AND EXISTING DWELLING UNITS SHALL CONNECT TO PUBLIC SEWER AS SHOWN HEREIN.
- THE EXISTING DWELLING, AT THEIR DISCRETION, MAY CHOOSE TO ABANDON THE EXISTING WELL OR CONNECT TO PUBLIC WATER.
- LOTS 2 AND 3 SHALL BE SERVED BY PUBLIC WATER.
- RESOURCE PROTECTION AREA (RPA) DOES NOT EXIST ON THE SUBJECT PROPERTY.
- THE APPLICATION HAS BEEN DESIGNED WITH THE INTENTION OF PRESERVING EXISTING VEGETATION WHICH IS IN GOOD CONDITION TO EXTENT FEASIBLE.
- SWM/BMP WILL BE MET THROUGH THE IMPLEMENTATION OF WATER QUALITY AND QUANTITY FACILITIES AS PRELIMINARY SHOWN HEREIN. FACILITY TYPES AND DESIGN SHOWN HEREIN IS PRELIMINARY AND IS SUBJECT TO MODIFICATION UPON FINAL ENGINEERING BASED ON FINAL GRADING, SUBSURFACE SOIL TESTING AND THE ULTIMATE AMOUNT OF IMPERVIOUS AREA.

WAIVERS

- A MODIFICATION OF PFM 6-0303.7 TO PERMIT INDIVIDUAL DETENTION AND BMP FACILITIES ON INDIVIDUAL LOTS FOR SUBDIVISION OF NO MORE THAN SEVEN LOTS.



VICINITY MAP
 SCALE: 1" = 2,000'



SOILS MAP
 SCALE: 1" = 500'
 SOILS MAP SOURCE: COUNTY MAP

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	PROBLEM CLASS
105B	WHEATON-CLENELG COMPLEX	GOOD	0.06 to 2.0	2-7%	HIGH	IVB
105C	WHEATON-CLENELG COMPLEX	GOOD	0.06 to 2.0	7-15%	HIGH	IVB

LEGEND

EXISTING INTERMEDIATE CONTOUR	102	EXISTING UTILITY POLE	○
EXISTING INDEX CONTOUR	100	PROPOSED UTILITY POLE	○
PROPOSED CONTOUR	20	EXISTING WATERLINE W/ TEE	—W—
EXISTING EDGE OF PAVEMENT	EX. C & G	PROPOSED WATERLINE W/ TEE	—W—
PROPOSED EDGE OF PAVEMENT	CG-6	EXISTING FIRE HYDRANT	—F—
EXISTING CURB AND GUTTER	CG-6	PROPOSED FIRE HYDRANT	—F—
PROPOSED CURB AND GUTTER	CG-6	EXISTING WATER VALVE	—W—
TRANSITION FROM CG-6 TO CG-6R	CG-6 ▽ CG-6R	PROPOSED WATER VALVE	—W—
EXISTING STORM SEWER	15" RCP	PROPOSED WATER METER	—M—
PROPOSED STORM SEWER	15" RCP	EXISTING REDUCER	—R—
EXISTING SANITARY SEWER	S	PROPOSED REDUCER	—R—
PROPOSED SANITARY SEWER	S	EXISTING OVERHEAD UTILITY	—O—
PROPOSED SANITARY SEWER MANHOLE	⊙	STOP SIGN	—S—
EXISTING FENCELINE	—F—	HANDICAP RAMP (CG-12) DENOTES LOCATION OF STD VDOT CG-12 AND/OR JURISDICTIONAL STD RAMP CONSTRUCTION	—H—
PROPOSED FENCE LINE	—F—	TEST PIT LOCATION	—T—
PROPERTY LINE	—P—	EXISTING STREET LIGHT	—L—
EASEMENT LINE	—E—	PROPOSED STREET LIGHT	—L—
CENTERLINE	—C—	PROPOSED STREET NAME SIGN	—S—
LIMITS OF CLEARING AND GRADING	—L—	PROPOSED SANITARY LATERAL CLEANOUT	—C—
EXISTING SPOT ELEVATION	12.0	SANITARY MANHOLE IDENTIFIER	—M—
PROPOSED SPOT ELEVATION	12.5	STORM DRAIN STRUCTURE IDENTIFIER	—D—
EXISTING TREE DRIP LINE	—D—		
EXISTING TREE	15" OAK		
PROPOSED TREE	OAK		

APPLICANT/OWNER

CHRISTOPHER WALDEN,
 AND MARY J. WARNER
 9717 CLARKS CROSSING ROAD
 VIENNA, VIRGINIA 22182

LAND USE ATTORNEY

WALSH, COLUCCI, LUBELY & WALSH
 COURTHOUSE PLAZA, 2200 CLARENDON BLVD,
 13TH FLOOR
 ARLINGTON, VIRGINIA 22201
 (703) 528-4700

CIVIL ENGINEER

SMITH ENGINEERING

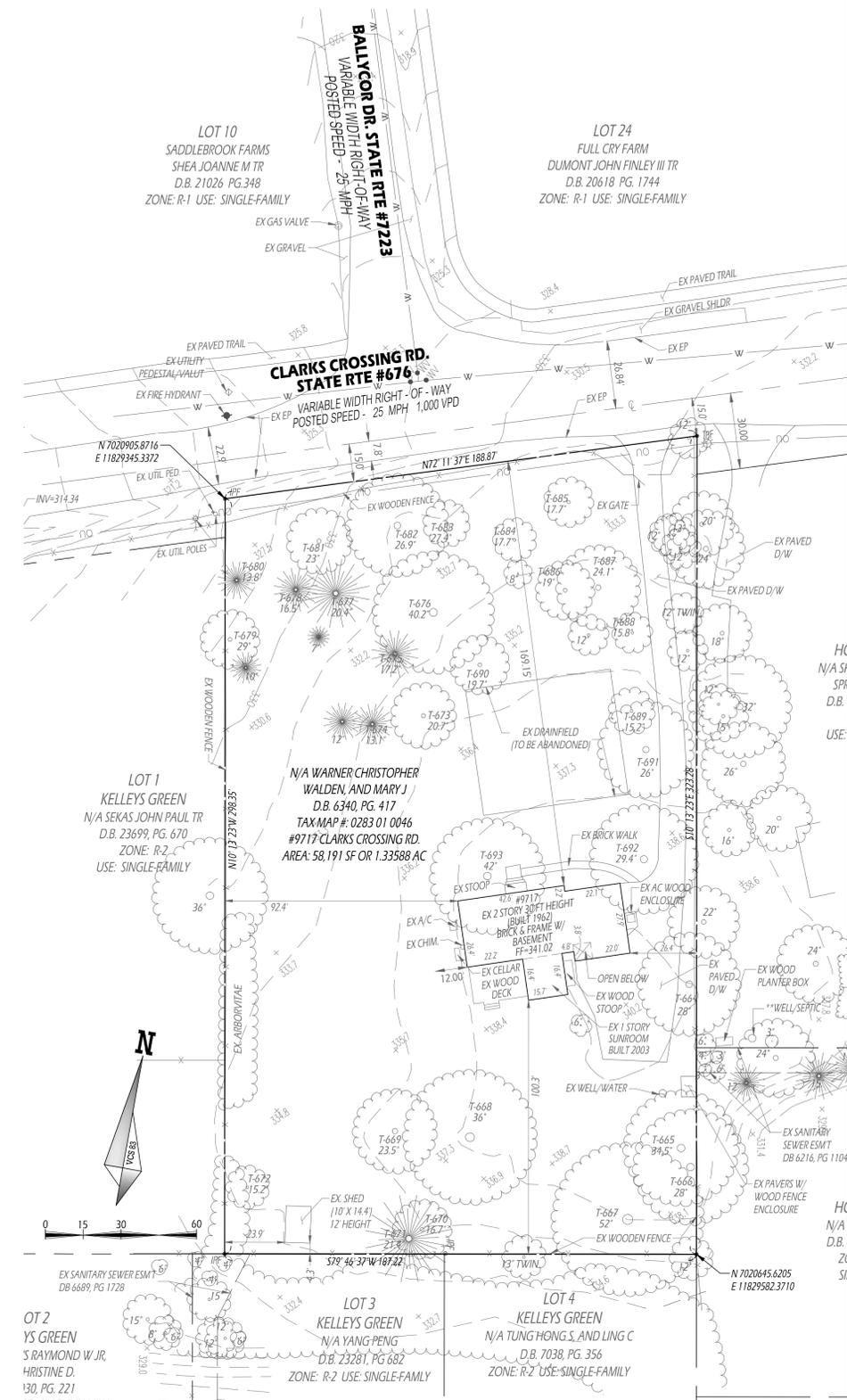
14901 BOGLE DRIVE SUITE 101
 CHANTILLY, VIRGINIA 20151
 (703) 956-6204

ZONING & AREA TABULATION

1) ZONING	EXISTING - R-1	PROPOSED - R-3	
2) AVERAGE LOT AREA		R-3 11,500	(SQ. FT.)
3) MIN. LOT AREA		10,500	(SQ. FT.)
4) MIN. LOT WIDTH		80 *	(FT.)
5) MAX. BUILDING HEIGHT		35	(FT.)
6) NUMBER OF FLOORS		N/A	(Commercial/Industrial)
7) MIN. YARD REQUIREMENTS:			
	FRONT 30 (FT.)	SIDE 12 (FT.)	REAR 25 (FT.)
8) MAXIMUM FAR		N/A	
9) MAXIMUM DENSITY		3	(D.U./AC.)
10) OPEN SPACE REQUIRED		0 %	(SQ. FT.)
	FRONT N/A	SIDE N/A	REAR N/A
11) ANGLE OF BULK PLANE:			
	(DETAIL(S) ON SHEET ___)		
12) OVERLAY DISTRICT(S)		NONE	

PRELIMINARY SUBDIVISION TABULATIONS

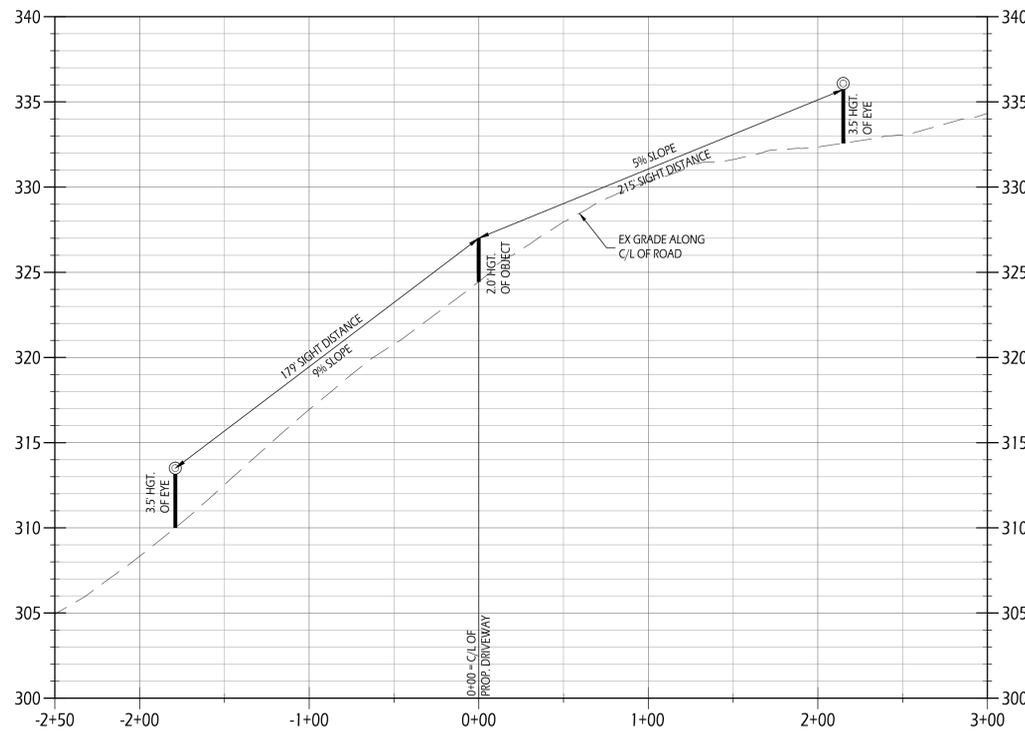
1) SITE AREA	1.3359	(ACRES)	58,191	(SQ. FT.)
2) AREA OF STREET DEDICATION			± 2,833	(SQ. FT.)
3) USE		SINGLE FAMILY DETACHED		
4) NUMBER OF LOTS	3			
5) AREA OF LOTS		± 55,358		(SQ. FT.)
6) AVERAGE LOT AREA		± 18,452		(SQ. FT.)
7) MEDIAN LOT AREA		± 20,627		(SQ. FT.)
8) MINIMUM LOT AREA		± 13,820		(SQ. FT.)
9) DENSITY		± 2.25		(D.U./AC.)
10) PROPOSED BUILDING HEIGHT			35' MAX.	
11) TOTAL PARKING SPACES REQUIRED			2.0/UNIT	
12) TOTAL PARKING SPACES PROVIDED			2.0/UNIT MIN.	



EXISTING CONDITIONS
 SCALE: 1" = 30'

SHEET INDEX

- COVER SHEET
- GENERALIZED DEVELOPMENT PLAN
- STORMWATER MANAGEMENT PLAN
- OUTFALL ANALYSIS
- EXISTING VEGETATION MAP
- TREE PRESERVATION & PROTECTION PLAN
- TREE PRESERVATION NARRATIVE



PROPOSED DRIVEWAY
STOPPING SIGHT DISTANCE
CLARKS CROSSING RD, STATE RTE. #676
POSTED SPEED: 25 MPH
ASSUMED DESIGN SPEED: 30 MPH
SCALE: HOR 1" = 50'
VERT 1" = 5'

Design Speed (mph)	Stopping Sight Distance on Grades					
	Downgrades			Upgrades		
15	80	82	85	75	74	73
20	116	120	126	109	107	104
25	158	165	173	147	143	140
30	205	215	227	200	184	179

NOTES

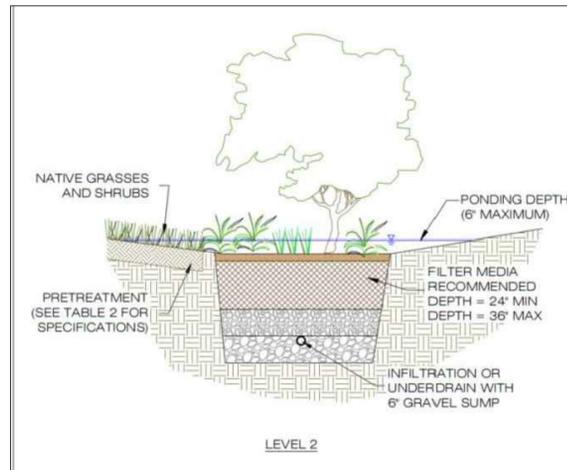
- PRESERVATION OF VARIOUS EXISTING VEGETATION ALONG THE PERIMETER OF THE PROPERTY SHALL HELP PROTECT FROM ANY ADVERSE VISUAL AFFECTS OF THIS DEVELOPMENT.
- PROPOSED BUILDING FOOTPRINTS ARE CONCEPTUAL AND SHOWN ONLY TO REPRESENT POSSIBLE ARCHITECTURE AND APPROXIMATE IMPERVIOUS AREAS. UPON APPROVAL OF THE FINAL SUBDIVISION PLAN INDIVIDUAL LOT GRADING PLANS WILL BE PREPARED AND SUBMITTED TO SHOW THE ULTIMATE DESIGN AND FOOTPRINT FOR LOTS 2 AND 3.
- 30' OF RIGHT-OF-WAY MEASURED FROM THE CENTERLINE ALONG THE FRONTAGE OF CLARKS CROSSING ROAD SHALL BE DEDICATED AS REQUIRED BY FCDOT AND VDOT. FRONTAGE IMPROVEMENTS INCLUDING SHOULDER AND DITCH SECTION AS SHOWN ON THIS SHEET WILL BE CONSTRUCTED AS PART OF THE DEVELOPMENT OF THIS PROJECT.
- DEVELOPMENT SHALL OCCUR IN A SINGLE PHASE.
- LIMITS OF CLEARING AND GRADING IS SUBJECT TO MINOR ADJUSTMENTS UPON FINAL ENGINEERING AND FINAL STORMWATER MANAGEMENT DESIGN.
- THE OWNER/APPLICANT RESERVES THE RIGHT TO CONNECT THE DEVELOPMENT TO PUBLIC SEWER VIA EXISTING EASEMENTS WHICH EXTEND TO THE EASTERN AND SOUTHERN PROPERTY LINES IF DEEMED FEASIBLE UPON FINAL ENGINEERING.
- FOR MORE INFORMATION ON SWM/BMP FACILITIES SEE SHEET 3.
- FOR DETAILED INFORMATION ON THE CONDITION OF EXISTING VEGETATION AND WHICH TREES ARE ANTICIPATED TO BE PRESERVED WITH THIS DEVELOPMENT SEE SHEETS 4-6.
- WATER QUALITY AND QUANTITY CONTROL FACILITIES LOCATED ON INDIVIDUAL LOTS ARE TO BE PRIVATELY MAINTAINED AND LOCATED IN ACCORDANCE WITH THE SETBACKS ESTABLISHED IN THE PFM AND THE BMP CLEARINGHOUSE.
- PROPOSED LANDSCAPING SHOWN HEREIN IS SUBJECT TO MINOR MODIFICATIONS WITH FINAL ENGINEERING. EXACT SPECIES AND LOCATION OF PROPOSED PLANTINGS MAY BE ADJUSTED TO ACCOMMODATE FINAL GRADING, BUILDING ARCHITECTURE AND UTILITY DESIGN PROVIDED THAT THE FINAL LANDSCAPE PLAN IS IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN HEREIN.
- TBR - DENOTES 'TO BE REMOVED'

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

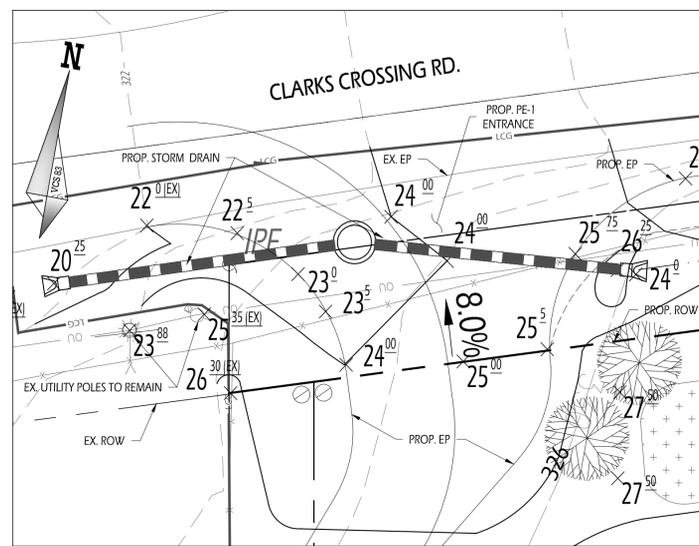
THE FOLLOWING INFORMATION IS REQUIRED TO BE SHOWN OR PROVIDED IN ALL ZONING APPLICATIONS, OR A WAIVER REQUEST OF THE SUBMISSION REQUIREMENT WITH JUSTIFICATION SHALL BE ATTACHED.
NOTE: WAIVERS WILL BE ACTED UPON SEPARATELY. FAILURE TO ADEQUATELY ADDRESS THE REQUIRED SUBMISSION INFORMATION MAY RESULT IN A DELAY IN PROCESSING THIS APPLICATION.

THIS INFORMATION IS REQUIRED UNDER THE FOLLOWING ZONING ORDINANCE PARAGRAPHS:
SPECIAL PERMITS (B-011 2J & 2L)
CLUSTER SUBDIVISION (9-615 1G & 1N)
DEVELOPMENT PLANS PRC DISTRICT (16-302 2 & 4L)
FDP P DISTRICTS (EXCEPT PRC) 916-502 1 F & 1Q)

- PLAT IS AT A MINIMUM SCALE OF 1"=50' (UNLESS IT IS DEPICTED ON ONE SHEET WITH A MINIMUM SCALE OF 1"=100').
- A GRAPHIC DEPICTING THE STORMWATER MANAGEMENT FACILITY(IES) AND LIMITS OF CLEARING AND GRADING ACCOMMODATE THE STORMWATER MANAGEMENT FACILITY(IES), STORM DRAINAGE PIPE SYSTEMS AND OUTLET PROTECTION, POND SPILLWAYS, ACCESS ROADS, SITE OUTFALLS, ENERGY DISSIPATION DEVICES, AND STREAM STABILIZATION MEASURES AS SHOWN ON PROVIDE:
FACILITY NAME/ TYPE AND NO. ON-SITE AREA SERVED (AC) OFF-SITE AREA SERVED (AC) DRAINAGE AREA SERVED (AC) FOOTPRINT AREA (SF) STORAGE VOLUME (CF) IF POND, DAM HEIGHT (FT)
SWM A1 (BIO LV2) ±0.16 0 ±0.16 ±310 ± 372 N/A
SWM A2 (BIO LV2) ±0.18 0 ±0.18 ±260 ± 406 N/A
SWM A3 (BIO LV2) ±0.08 0 ±0.08 ±130 ± 154 N/A
SWM A4 (BIO LV2) ±0.12 0 ±0.12 ±240 ± 327 N/A
SWM B1 (BIO LV2) ±0.15 0 ±0.15 ±250 ± 297 N/A
SWM B2 (BIO LV2) ±0.09 0 ±0.09 ±120 ± 134 N/A
- ONSITE DRAINAGE CHANNELS, OUTFALLS AND PIPE SYSTEMS ARE SHOWN ON THIS SHEET.
- MAINTENANCE ACCESS (ROAD) TO STORMWATER MANAGEMENT FACILITY (IES) ARE SHOWN ON N/A (PRIVATELY MAINTAINED).
- LANDSCAPING AND TREE PRESERVATION SHOWN IN AND NEAR THE STORMWATER MANAGEMENT FACILITY IS SHOWN ON SHEETS 5-7.
- A 'STORMWATER MANAGEMENT NARRATIVE' WHICH CONTAINS A DESCRIPTION OF HOW DETENTION AND BEST MANAGEMENT PRACTICES REQUIREMENTS WILL BE MET IS PROVIDED ON SHEET 3.
- A DESCRIPTION OF THE EXISTING CONDITIONS OF EACH NUMBERED SITE OUTFALL EXTENDED DOWNSTREAM FROM THE SITE TO A POINT WHICH IS AT LEAST 100 TIMES THE SITE AREA OR WHICH HAS A DRAINAGE AREA OF AT LEAST ONE SQUARE MILE (640 ACRES) IS PROVIDED ON SHEET 4.
- A DESCRIPTION OF HOW THE OUTFALL REQUIREMENTS, INCLUDING CONTRIBUTING DRAINAGE AREAS OF THE PUBLIC FACILITIES MANUAL WILL BE SATISFIED IS PROVIDED ON THIS SHEET 4.
- EXISTING TOPOGRAPHY WITH MAXIMUM CONTOUR INTERVALS OF TWO (2) FEET AND A NOTE AS TO WHETHER IT IS AN AIR SURVEY OR FIELD RUN IS PROVIDED. (SEE SHEET 1 FOR NOTE AND SHEET 1 AND 2 FOR EXISTING TOPOGRAPHY.)
- SUBMISSION WAIVER IS REQUESTED FOR N/A.
- STORMWATER MANAGEMENT IS NOT REQUIRED BECAUSE: N/A

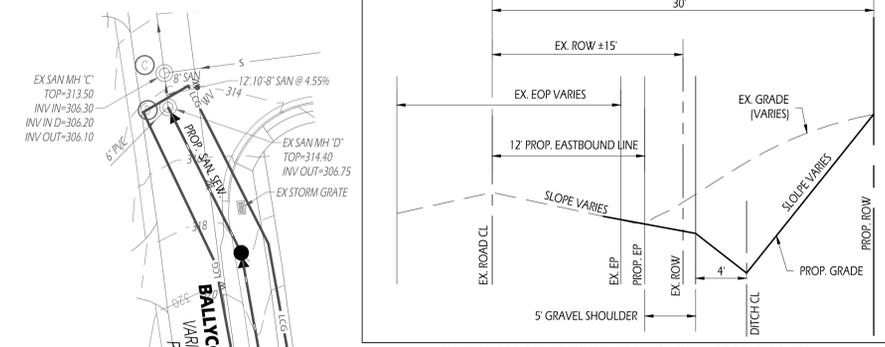
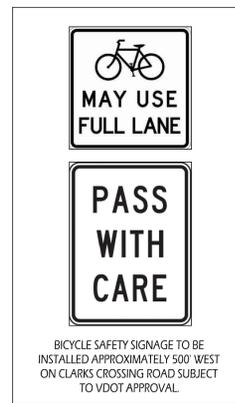


TYPICAL BIORETENTION CROSS SECTION
(EXACT DESIGN AND TYPE OF FACILITY TO BE DETERMINED AT FINAL ENGINEERING)

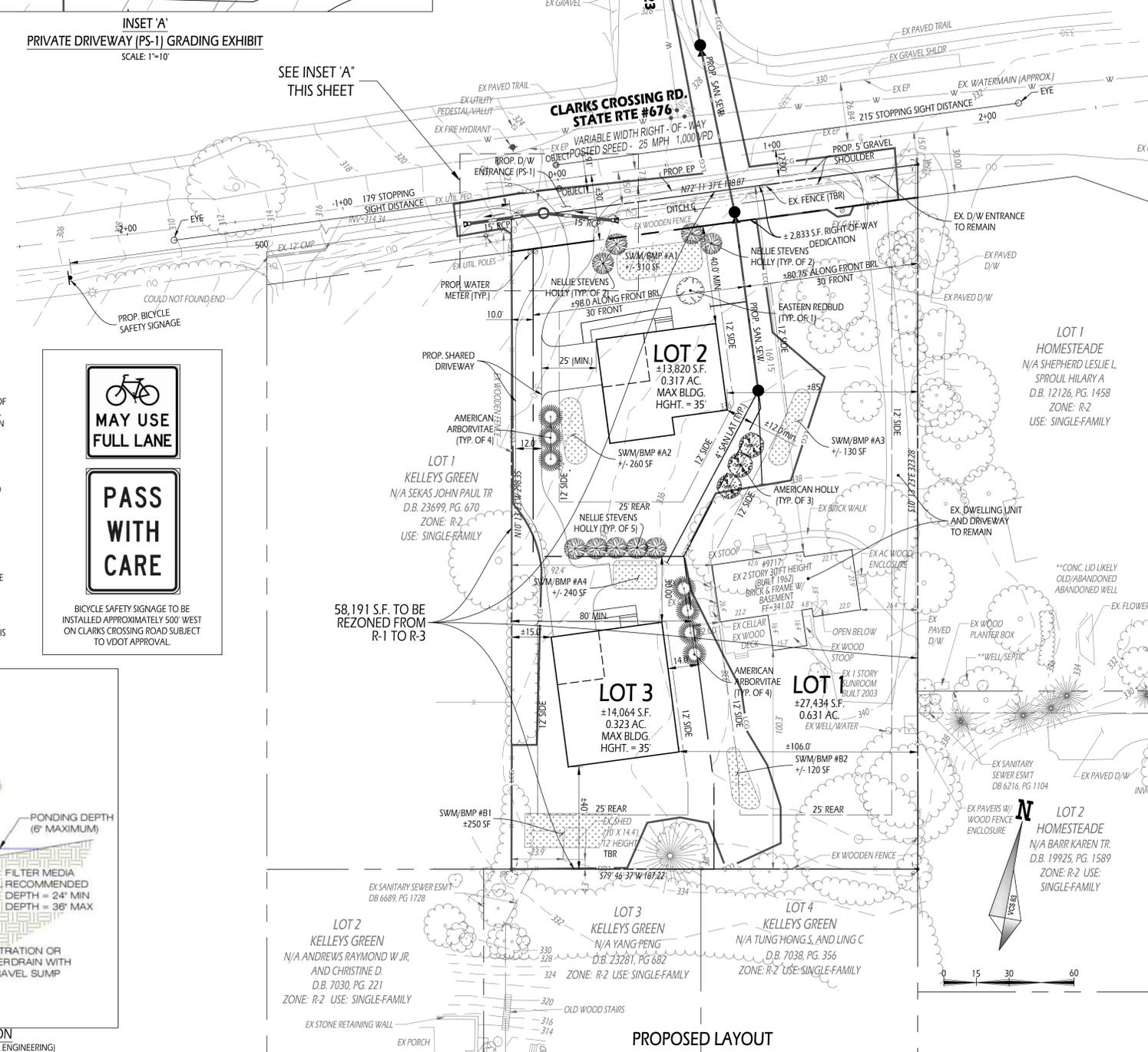


INSET 'A'
PRIVATE DRIVEWAY (PS-1) GRADING EXHIBIT
SCALE: 1"=10'

SEE INSET 'A'
THIS SHEET



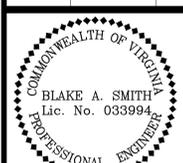
CLARKS CROSSING ROAD FRONTAGE IMPROVEMENTS
(TYPICAL SECTION PER VDOT RDM B(1)-14 / FIGURE 1.5)
NOT TO SCALE



PROPOSED LAYOUT
SCALE: 1" = 30'

SMITH ENGINEERING

GENERALIZED DEVELOPMENT PLAN
WARNER SUBDIVISION PLAN (GDP)
GENERALIZED DEVELOPMENT PLAN (GDP)
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
CO. # RZ 2015-00215



SMITH ENGINEERING
PROJECT: 171-01
ANTHONY VENAFARO
703-956-6204
Anthony@SMITHEngineeringVA.com
14901 BOGLE DRIVE SUITE 202
CHANTILLY, VA 20151

PLAN STATUS	
07/01/15	ISSUED TO CLIENT
07/15/15	SUBMIT TO FFX DPZ
07/15/15	SUBMIT TO FFX DPZ
07/27/15	SUBMIT TO FFX DPZ
10/30/15	SUBMIT TO FFX DPZ
12/01/15	SUBMIT TO FFX DPZ
12/18/15	SUBMIT TO FFX DPZ

SCALE: AS SHOWN
DATE: JULY 1, 2015
SHEET 2 OF 7

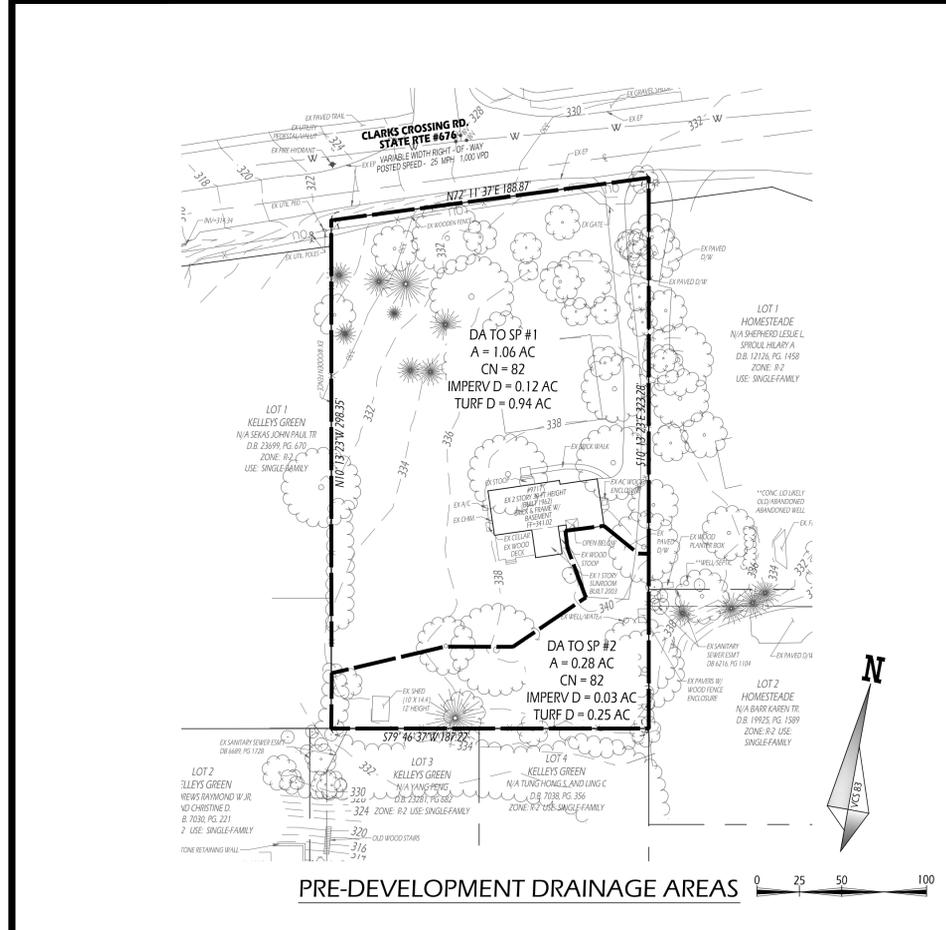
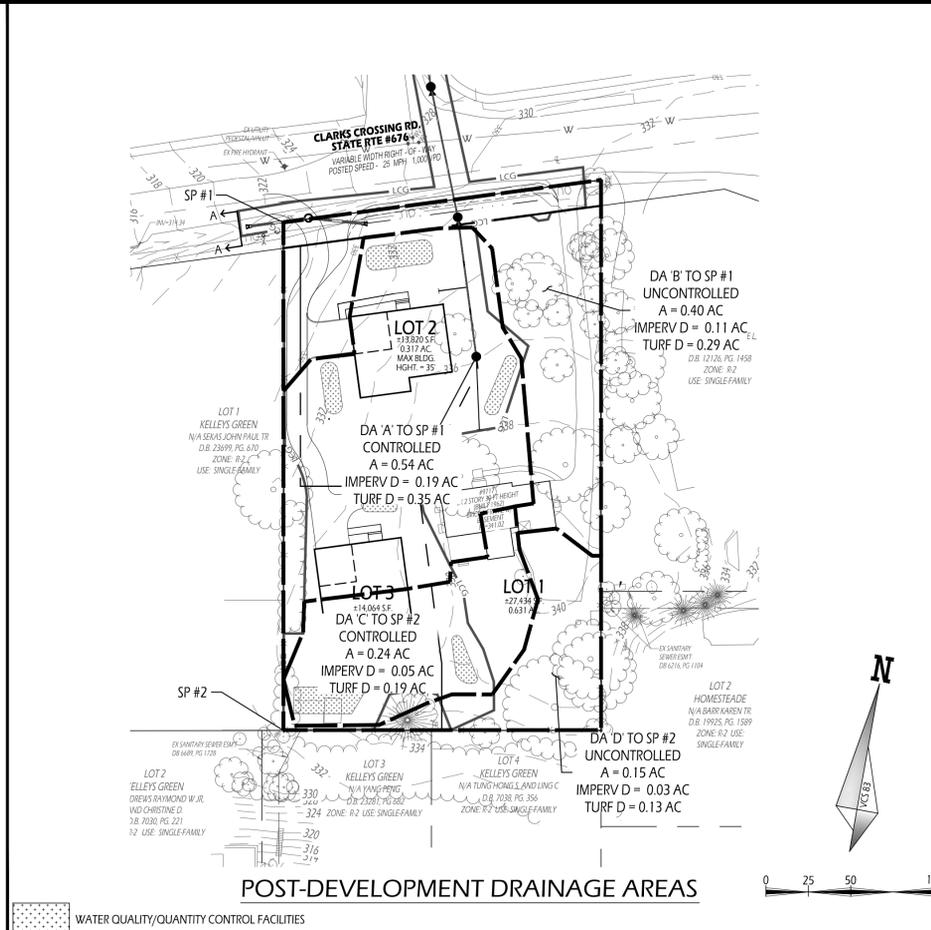
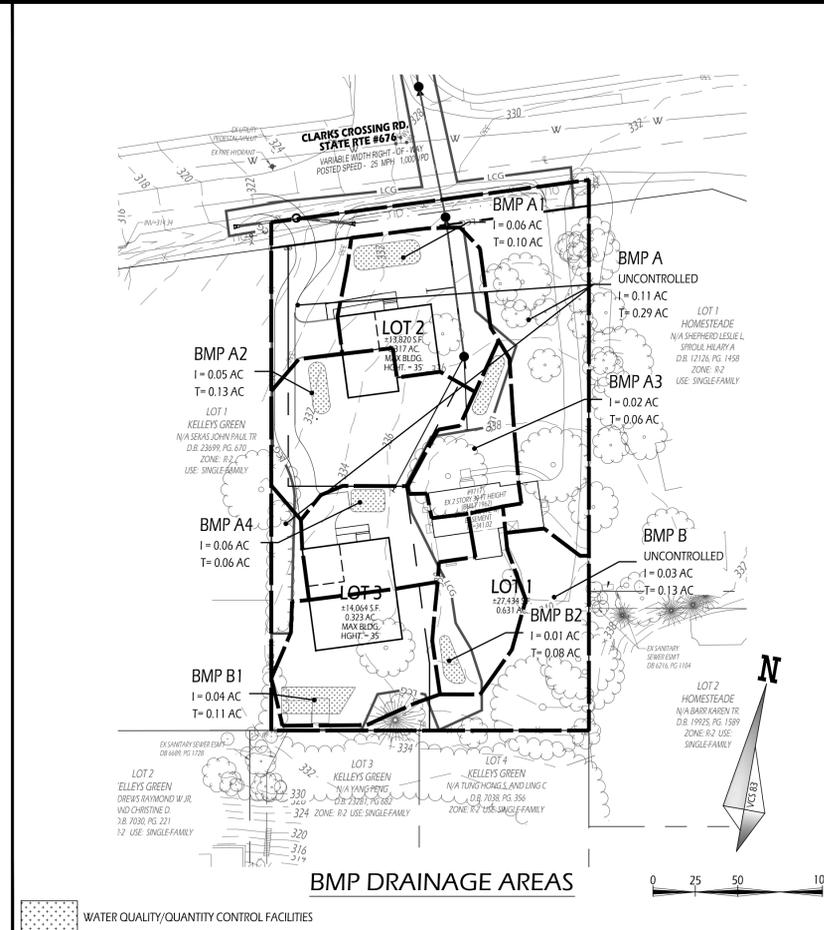


ANTHONY VENAFRO
 703-956-6204
 Anthony@SMITHEngineeringVA.com

14901 BOGLE DRIVE SUITE 202
 CHANTILLY, VA 20151

PLAN STATUS

07/01/15	ISSUED TO CLIENT
07/15/15	SUBMIT TO FFX DPZ
07/15/15	SUBMIT TO FFX DPZ
07/27/15	SUBMIT TO FFX DPZ
10/30/15	SUBMIT TO FFX DPZ
12/01/15	SUBMIT TO FFX DPZ
12/18/15	SUBMIT TO FFX DPZ



NOTES

- THE SOILS LOCATED ON THE SUBJECT PROPERTY ARE CLASSIFIED WITH THE HYDROLOGIC SOILS GROUP 'D' (WHEATON-GLENELG COMPLEX) AND ARE CLASSIFIED AS SOILS WITH 'GOOD' POTENTIAL FOR INFILTRATION PRACTICES.
- WATER QUALITY AND QUANTITY CONTROL METHODOLOGY IS CONCEPTUAL. THE EXACT QUANTITY, LOCATION AND TYPE OF FACILITIES ARE SUBJECT TO CHANGE WITH FINAL DESIGN AND FIELD TESTED INFILTRATION RATES.

WATER QUANTITY CONTROL NARRATIVE

FOR THE PURPOSES OF ANALYZING THE SITE FOR WATER QUANTITY CONTROL, THE 1.43 ACRE SITE IS GENERALLY DIVIDED INTO TWO DRAINAGE AREAS (SP #1 AND SP #2). IN THE PRE-DEVELOPMENT CONDITION, THE DRAINAGE AREA TO SP#1 CONSISTS OF APPROXIMATELY 1.06 ACRES WITH A CURVE NUMBER (CN) OF 82 AND FLOWS TO THE NORTHERN PROPERTY LINE INTO A ROADSIDE DITCH ALONG CLARKS CROSSING ROAD. THE DRAINAGE AREA TO SP#2 CONSISTS OF APPROXIMATELY 0.28 ACRES WITH A CN OF 82 AND SHEET FLOWS TO THE SOUTHERN PROPERTY LINE. SEE BELOW FOR PRE-DEVELOPED RUNOFF RATES AND VOLUMES FOR THE 1, 2, AND 10 YEAR STORM EVENTS.

Pre-Developed										
Area(Ac)	Q 1 (cfs)	Vol 1 (cf)	Q 2 (cfs)	Vol 2 (cf)	Q 10 (cfs)	Vol 10 (cf)				
Drainage Area SP #1	1.06	1.78	4,064	2.55	5,826	4.95	11,401			
Drainage Area SP #2	0.28	0.52	1,036	0.67	1,539	1.31	3,012			
Totals	Site Area 1.34	Q 1 pre 2.30	Vol 1 pre 5,100	Q 2 pre 3.22	Vol 2 pre 7,365	Q 10 pre 6.26	Vol 10 pre 14,413			

VIA THE IMPLEMENTATION OF RUNOFF REDUCTION PRACTICES SUCH AS BIORETENTION OR INFILTRATION FACILITIES, THE POST DEVELOPED CNS FOR THE DRAINAGE AREA TO SP#1 CAN BE REDUCED FROM 86 TO 82(1YR & 2YR) AND 83(10YR). THE CNS FOR THE DRAINAGE AREA TO SP#2 IS REDUCED FROM 83 TO 80(1YR), 81(2YR), AND 82(10YR). FOR SP#2, THE RUNOFF REDUCTION PRACTICES ALONE DO NOT REDUCE POST-DEVELOPED VOLUMES TO PRE-DEVELOPED VOLUMES. THEREFORE IT IS ANTICIPATED THAT AN ADDITIONAL STORAGE OF 1,021 CF WILL BE PROVIDED UNDER THE BIORETENTION AND/OR INFILTRATION FACILITIES TO REDUCE THE VOLUMES TO EQUAL TO OR BELOW PRE-DEVELOPED VOLUMES. SEE BELOW FOR ANTICIPATED POST-DEVELOPED RUNOFF RATES AND VOLUMES FOR THE 1, 2, AND 10 YEAR STORM EVENTS. AS THE POST-DEVELOPMENT PEAK RATES AND VOLUMES WILL BE LESS THAN PRE-DEVELOPED RATES AND VOLUMES, NO FURTHER WATER QUANTITY CONTROL WILL BE REQUIRED.

Post-Developed										
Area(Ac)	Q 1 (cfs)	Vol 1 (cf)	Q 2 (cfs)	Vol 2 (cf)	Q 10 (cfs)	Vol 10 (cf)				
Drainage Area SP #1	0.94	1.74	3,477	2.40	4,843	4.77	9,778			
Drainage Area SP #2	0.40	0.66	1,324	0.98	1,968	1.97	4,033			
Totals	Site Area 1.34	Q 1 post 2.40	Vol 1 post 4,801	Q 2 post 3.38	Vol 2 post 6,811	Q 10 post 6.74	Vol 10 post 13,811			

WATER QUALITY CONTROL NARRATIVE

THE SUBJECT 1.34 ACRE SITE HAS BEEN PREVIOUSLY DEVELOPED FOR THE CONSTRUCTION OF A DRIVEWAY AND SINGLE-FAMILY DETACHED HOME WITH ACCESSORY STRUCTURES, THEREFORE, FOR THE PURPOSES OF DETERMINING WATER QUALITY CONTROL REQUIREMENTS FOR THE PROPOSED IMPROVEMENTS WITH THIS APPLICATION, THE RE-DEVELOPMENT RUNOFF REDUCTION SPREADSHEET WILL BE UTILIZED. AS LESS THAN 1 ACRE OF DISTURBANCE IS ANTICIPATED, A TOTAL PHOSPHOROUS LOAD REDUCTION OF ± 0.51 LB/YR IS REQUIRED. NOTE THAT THIS LOADING REQUIREMENT IS SUBJECT TO CHANGE BASED ON FINAL ENGINEERING. A COMBINATION OF ROOFTOP DISCONNECTION, BIORETENTION, AND INFILTRATION PRACTICES WILL LIKELY BE IMPLEMENTED TO ACHIEVE THE REQUIRED PHOSPHOROUS REMOVAL RATES. UPON FINAL ENGINEERING ADDITIONAL OR ALTERNATIVE PRACTICES AS PERMITTED WITH THE PFM MAY BE UTILIZED TO ACHIEVE THE APPROPRIATE WATER QUALITY CONTROL FOR THE DEVELOPMENT.

Phosphorus

TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED (LB/YEAR)	0.51
PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/YR)	0.82
ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr)	0.57
REMAINING PHOSPHOROUS LOAD REDUCTION (LB/YR) NEEDED	CONGRATULATIONS!! YOU EXCEEDED THE TARGET REDUCTION BY 0.3 LB/YEAR

Post-ReDevelopment Project & Land Cover Information

Total Disturbed Acreage	0.80
-------------------------	------

Constants

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
Pj	0.90
Nitrogen EMC (mg/L)	1.86

Pre-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	1.19	1.19
Impervious Cover (acres)	0.00	0.00	0.00	0.15	0.15
Total					1.34

Post-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.95	0.95
Impervious Cover (acres)	0.00	0.00	0.00	0.39	0.39
Total					1.34

Area Check

Okay	Okay	Okay	Okay
------	------	------	------

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

Credit	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employed
6. Bioretention													
6.b. Bioretention #2 (Spec #9)	impervious acres draining to bioretention	80% runoff volume reduction	0.80	0.19	0	524	131	50	0.00	0.41	0.37	0.04	
	turf acres draining to bioretention	80% runoff volume reduction	0.80	0.35	0	254	64	50	0.00	0.20	0.18	0.02	

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

Credit	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employed
6. Bioretention													
6.b. Bioretention #2 (Spec #9)	impervious acres draining to bioretention	80% runoff volume reduction	0.80	0.05	0	138	34	50	0.00	0.11	0.10	0.01	
	turf acres draining to bioretention	80% runoff volume reduction	0.80	0.19	0	138	34	50	0.00	0.11	0.10	0.01	

Drainage Area A

	A soils	B Soils	C Soils	D Soils
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.35
Impervious Cover	0.00	0.00	0.00	0.19
Weighted CN	86			

RV_{developed} (in) with no Runoff Reduction

1-year storm	1.34
2-year storm	1.81
10-year storm	3.35

RV_{developed} (in) with Runoff Reduction

Adjusted CN	79
Weighted CN	82

Drainage Area B

	A soils	B Soils	C Soils	D Soils
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.29
Impervious Cover	0.00	0.00	0.00	0.11
Weighted CN	85			

RV_{developed} (in) with no Runoff Reduction

1-year storm	1.21
2-year storm	1.66
10-year storm	3.15

RV_{developed} (in) with Runoff Reduction

Adjusted CN	78
Weighted CN	81

Drainage Area C

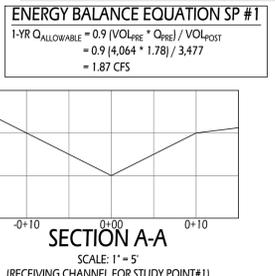
	A soils	B Soils	C Soils	D Soils
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.19
Impervious Cover	0.00	0.00	0.00	0.05
Weighted CN	98			

RV_{developed} (in) with no Runoff Reduction

1-year storm	1.21
2-year storm	1.66
10-year storm	3.15

RV_{developed} (in) with Runoff Reduction

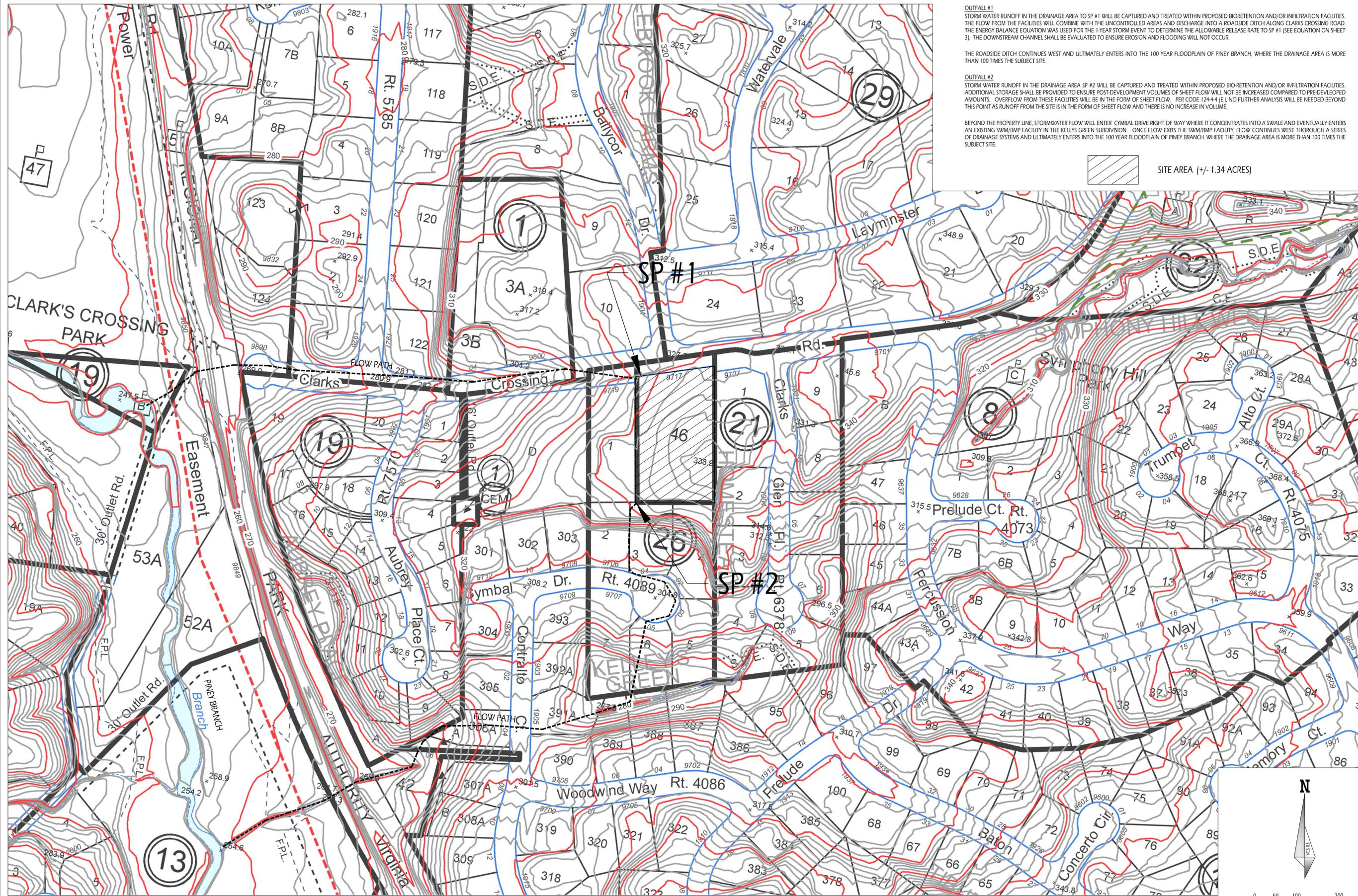
Adjusted CN	78
Weighted CN	81



WEIGHTED RUNOFF CURVE NUMBER CALCULATIONS

DRAINAGE AREA TO SP #1					
Controlled	0.54	Uncontrolled	0.40	Weighted	0.94
1	79	42.66	1	85	34
2	80	43.2	2	85	34
10	82	44.28	10	85	34
1	82		1	82	
2	81		2	81	
10	81		10	81	

DRAINAGE AREA TO SP #2					
Controlled	0.24	Uncontrolled	0.16	Weighted	0.40
1	78	18.72	1	84	13.44
2	79	18.96	2	84	13.44
10	81	19.44	10	84	13.44
1	80		1	80	
2	81		2	81	
10	82		10	82	



OUTFALL STATEMENT

STORM WATER RUNOFF FROM THE SITE DISCHARGES GENERALLY IN TWO DIRECTIONS: OUTFALL POINT #1 AT THE NORTH-WESTERN PROPERTY CORNER AND OUTFALL #2 IN THE SOUTHWESTERN CORNER OF THE SITE.

OUTFALL #1
 STORM WATER RUNOFF IN THE DRAINAGE AREA TO SP #1 WILL BE CAPTURED AND TREATED WITHIN PROPOSED BIORETENTION AND/OR INFILTRATION FACILITIES. THE FLOW FROM THE FACILITIES WILL COMBINE WITH THE UNCONTROLLED AREAS AND DISCHARGE INTO A ROADSIDE DITCH ALONG CLARKS CROSSING ROAD. THE ENERGY BALANCE EQUATION WAS USED FOR THE 1-YEAR STORM EVENT TO DETERMINE THE ALLOWABLE RELEASE RATE TO SP #1 (SEE EQUATION ON SHEET 3). THE DOWNSTREAM CHANNEL SHALL BE EVALUATED TO ENSURE EROSION AND FLOODING WILL NOT OCCUR.

THE ROADSIDE DITCH CONTINUES WEST AND ULTIMATELY ENTERS INTO THE 100 YEAR FLOODPLAIN OF PINEY BRANCH, WHERE THE DRAINAGE AREA IS MORE THAN 100 TIMES THE SUBJECT SITE.

OUTFALL #2
 STORM WATER RUNOFF IN THE DRAINAGE AREA SP #2 WILL BE CAPTURED AND TREATED WITHIN PROPOSED BIO-RETENTION AND/OR INFILTRATION FACILITIES. ADDITIONAL STORAGE SHALL BE PROVIDED TO ENSURE POST-DEVELOPMENT VOLUMES OF SHEET FLOW WILL NOT BE INCREASED COMPARED TO PRE-DEVELOPED AMOUNTS. OVERFLOW FROM THESE FACILITIES WILL BE IN THE FORM OF SHEET FLOW. PER CODE 124-4-4 (E), NO FURTHER ANALYSIS WILL BE NEEDED BEYOND THIS POINT AS RUNOFF FROM THE SITE IS IN THE FORM OF SHEET FLOW AND THERE IS NO INCREASE IN VOLUME.

BEYOND THE PROPERTY LINE, STORMWATER FLOW WILL ENTER CRYMBAL DRIVE RIGHT OF WAY WHERE IT CONCENTRATES INTO A SWALE AND EVENTUALLY ENTERS AN EXISTING SWAMP FACILITY IN THE KELLY'S GREEN SUBDIVISION. ONCE FLOW EXITS THE SWAMP FACILITY, FLOW CONTINUES WEST THROUGH A SERIES OF DRAINAGE SYSTEMS AND ULTIMATELY ENTERS INTO THE 100 YEAR FLOODPLAIN OF PINEY BRANCH, WHERE THE DRAINAGE AREA IS MORE THAN 100 TIMES THE SUBJECT SITE.

 SITE AREA (+/- 1.34 ACRES)

SMITH ENGINEERING

OUTFALL ANALYSIS
 WARNER SUBDIVISION PLAN (GDP)
 GENERALIZED DEVELOPMENT PLAN (GDP)
 HUNTER HILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 CO. # RZ 2015-00215



SMITH ENGINEERING

ANTHONY VENAFRO
 703-956-6204
 Anthony@SMITHEngineeringVA.com
 14901 BOGLE DRIVE SUITE 202
 CHANTILLY, VA 20151

PLAN STATUS	DATE
ISSUED TO CLIENT	07/01/15
SUBMIT TO SUFF DPZ	07/15/15
SUBMIT TO FFX DPZ	07/15/15
SUBMIT TO FFX DPZ	07/27/15
SUBMIT TO FFX DPZ	10/30/15
SUBMIT TO FFX DPZ	12/01/15
SUBMIT TO FFX DPZ	12/18/15

SCALE: 1" = 100'
 DATE: JULY 1, 2015
 SHEET 4 OF 7

P:\17101 Warner Subdivision\Zoning\Eng\Sheets\17101 Outfall Analysis.dwg 12/18/15 BZ3

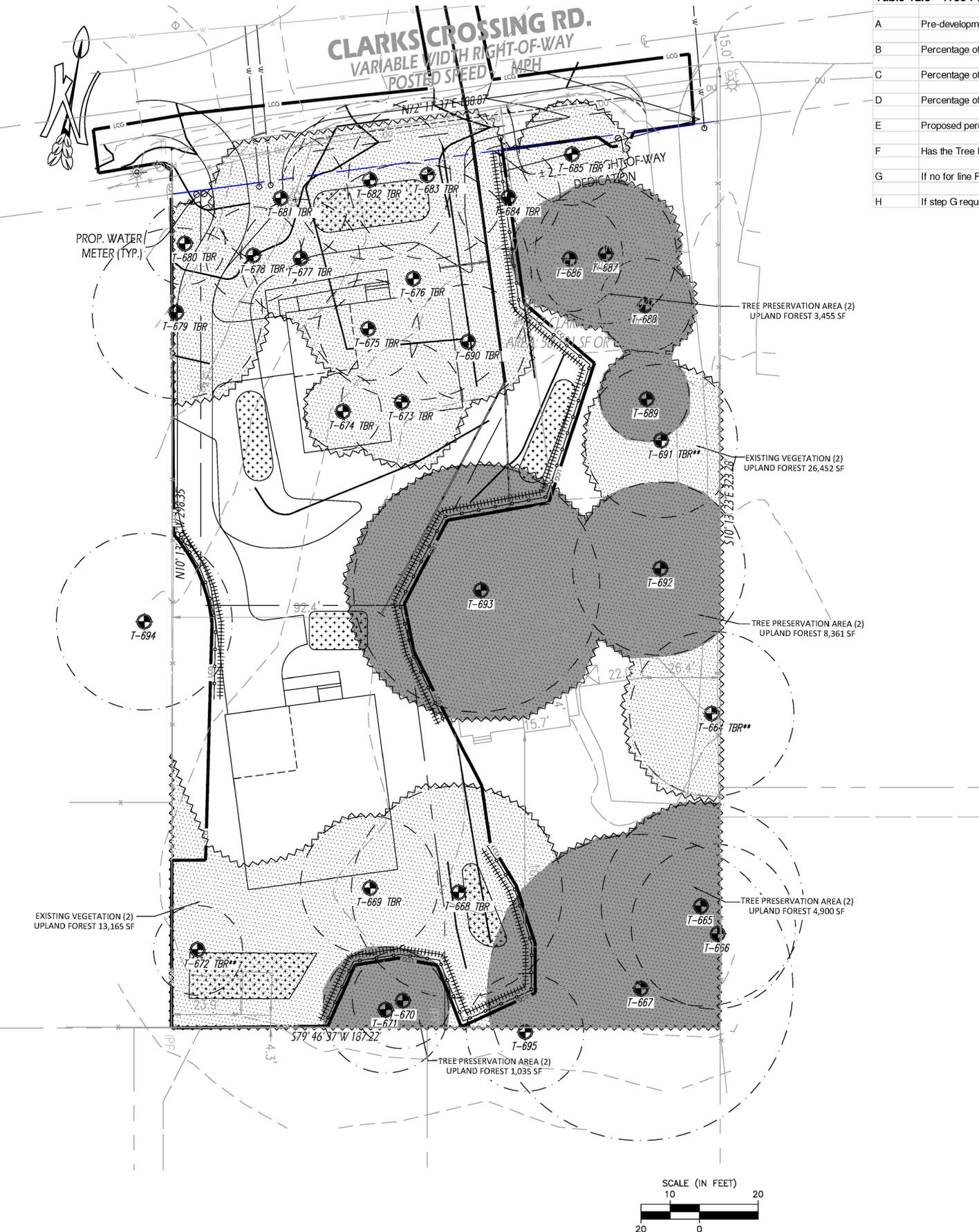


Table 12.3 - Tree Preservation Target Calculations & Statement

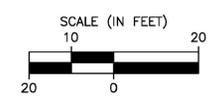
A	Pre-development area (sf) of existing tree canopy (From Existing Vegetation Map) =	39,617.0
B	Percentage of gross site area covered by existing tree canopy =	71.6%
C	Percentage of 10-year tree canopy required for site per zoning =	25%
D	Percentage of the 10-year tree canopy requirement that should be met through preservation =	71.6%
E	Proposed percentage of canopy requirement that will be met through tree preservation =	160.3%
F	Has the Tree Preservation Target minimum been met?	YES
G	If no for line F, provide sheet number where deviation request is located	N/A
H	If step G requires a narrative it shall be prepared and attached	N/A

LEGEND

- TREELINE
- EXISTING CANOPY (2) UPLAND FOREST (39,617-SF) LONGTERM SUCCESSIONAL FOREST
- TREE PRESERVATION AREA (17,751-SF)
- CRITICAL ROOT ZONE (CRZ)
- TREE LOCATION
- TREE PROTECTION FENCING
- ROOT PRUNING

Tree Number	Common Name	Size (Inches DBH)	Critical Root Zone (feet)	Condition	Remove	Notes & Arborists Recommendations
664	Sugar Maple	28.0	28.0	Poor	x**	Dead limbs, rot at base and trunk
665	Black Walnut	34.5	34.5	Fair		Shallow damaged roots, prune dying limbs
666	Black Walnut	28.0	28.0	Fair		Prune large dead limbs
667	Black Walnut	52.0	52.0	Fair		Quad-trunk, two dead leaders and several dead limbs
668	Hackberry	36.0	36.0	Poor	x	Dead wood up trunk-hit by lightning
669	Black Walnut	23.5	23.5	Fair	x	Dead limbs and minimal girdling
670	Black Walnut	16.7	16.7	Fair		Slight lean, prune dead limbs
671	Redcedar	21.4	21.4	Fair		Prune dead limbs
672	Black Gum	15.2	15.2	Poor	x	Hollow sounding- dead wood up trunk
673	Pignut Hickory	20.7	20.7	Fair/Poor	x	Dead limbs and trunk failing
674	Virginia Pine	13.1	13.1	Fair	x	One sided and several dead limbs
675	Virginia Pine	17.2	17.2	Fair	x	Several small dead limbs
676	Pignut Hickory	40.2	40.2	Fair	x	Some dead limbs and vines
677	Virginia Pine	20.4	20.4	Fair	x	Small dead limbs
678	Virginia Pine	16.5	16.5	Fair	x	One sided, several small dead limbs
679	Mulberry	29.0	29.0	Fair	x	Quad-trunk
680	Virginia Pine	13.8	13.8	Fair	x	One sided, several small dead limbs
681	Pin Oak	23.0	23.0	Poor	x	Top dead, many deal limbs and small cavity at base
682	Northern Red Oak	26.9	26.9	Fair	x	Some dead limbs
683	Northern Red Oak	27.4	27.4	Fair	x	Some dead limbs. Some disease noted around the base
684	Pin Oak	17.7	17.7	Fair	x	Dead limbs
685	Black Walnut	17.7	17.7	Fair	x	Lichen present, some dead limbs
686	Southern Red Oak	19.0	19.0	Fair		Prune dead limbs
687	Southern Red Oak	24.1	24.1	Fair		Prune dead limbs
688	Pignut Hickory	15.8	15.8	Fair		Woodpecker damage, prune dead limbs
689	Pignut Hickory	15.2	15.2	Fair		Leaning, prune dead limbs
690	Southern Red Oak	19.7	19.7	Poor	x	Dead wood up trunk
691	Black Walnut	26.0	26.0	Poor	x**	Leaning and rot up trunk
692	Pecan	29.4	29.4	Fair		Prune dead limbs
693	Pecan	42.0	42.0	Fair		Woodpecker damage and several wounds
694	Red Maple	30.0	30.0	Fair		Offsite, dead limbs
695	Mulberry	20.0	20.0	Fair		Offsite

NOTES:
 1. CO-OWNED/SHARED TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.
 2. ** TREES NOTED FOR REMOVAL WITHIN THE TREE SAVE AREA SHALL BE DONE BY HAND WITHOUT THE USE OF HEAVY MACHINERY.
 3. OFFSITE TREES WERE ASSESSED FROM THE SUBJECT PROPERTY SO NOT TO TRESPASS ONTO ADJACENT PROPERTY. DBH MEASUREMENTS ARE APPROXIMATE.



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9717 CLARKS
 CROSSING ROAD
 FAIRFAX COUNTY

TREE PRESERVATION
 & PROTECTION PLAN

REVISIONS

DATE	COMMENTS
10/29/15	AMS
11/20/15	COUNTY COMMENTS
12/17/15	COUNTY COMMENTS

SHEET 6 OF 7

SCALE: 1" = 20'

PROJECT DATE: 6/29/15

DRAFT: SSS CHECK: AMS

FILE NUMBER: 317



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.

DESCRIPTION OF THE APPLICATION

The applicants, Christopher W. Warner and Mary J. Warner, have requested the approval of a rezoning of 1.34 acres from the R-1: Residential District (One Dwelling Unit/Acre) to the R-3: Residential District (Three Dwelling Units/Acre). The applicants propose to subdivide the property into three lots, by retaining the existing single family dwelling and constructing two new single family detached dwelling units, resulting in 2.25 dwelling units per acre (du/ac).

The applicants have submitted a request for a modification of Section 9-610 to permit the proposed Lot 3 to have a minimum lot width of 10 feet. The standard lot width for an R-3 District is 80 feet; therefore the applicants are requesting a reduction of 70 feet.

Copies of the draft proffers, applicants' statement of justification and affidavit, are included in Appendices 1, 2, and 3, respectively. A reduced copy of the applicants' GDP is included at the beginning of this staff report.

LOCATION AND CHARACTER

The subject property is located at 9717 Clarks Crossing Road, opposite of the intersection of Ballycor Drive and Clarks Crossing Road. The existing site contains a two-story, 3,252 square foot single family detached house built in 1967 with a driveway accessing Clarks Crossing Road. The property has mature vegetation along all property lines and in the southeast corner. A large grassed open area exists on the central western portion of the property. Figure 1 shows the subject property.



Figure 1- Aerial View of Subject Property- Source Fairfax County Pictometry

The properties to the north across Clarks Crossing Road are zoned R-1, developed with single family detached dwellings and are located in the Full Cry Farm Subdivision and in the Saddlebrook Farms Subdivision. The properties to the east are zoned R-2 and contain single family detached dwellings in the Homestead Subdivision. The properties to the south and west are zoned R-2 and are developed with single family detached dwellings in the Kelleys Green Subdivision.

BACKGROUND

The Board of Supervisors has not previously approved rezoning or special exception applications for the subject property. The Board of Zoning Appeals has not previously approved special permit applications for the property.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Area II, Vienna Planning District
V3 – Spring Lake Community Planning Sector
Plan Map: Residential; 2-3 du/ac

DESCRIPTION OF THE GENERALIZED DEVELOPMENT PLAN

Proposed Dwelling Units

The applicants propose a site layout with three separate lots. Lot 1 will consist of a new lot size of 27,434 square feet and retain the existing single family dwelling in its current location on the eastern side of the property. The western portion of the property will be split into Lot 2 and Lot 3. The proposed Lot 2 located in the northwestern corner of the property would be 13,820 square feet and contain one 35 foot tall single family detached dwelling. The proposed Lot 3 is located in the southwestern corner of the property and would consist of 14,064 square feet and one single family dwelling 35 feet in height.

Access and Parking

The applicants would dedicate an approximately 30-foot wide section of right-of-way along the Clarks Crossing Road frontage to the centerline. This permits shoulder and ditch frontage improvements to meet VDOT Road Design Manual standards.

The existing dwelling will maintain its current driveway and access point on Clarks Crossing Road. The two new dwellings would share one access point and driveway on the western portion of the property from Clarks Crossing Road.

Lot 2 would have street frontage along Clarks Crossing Road and Lot 3 requires a lot width waiver for street frontage to permit a pipestem lot. The two new lots would share an access point from Clarks Crossing Road as shown in Figure 2 below.

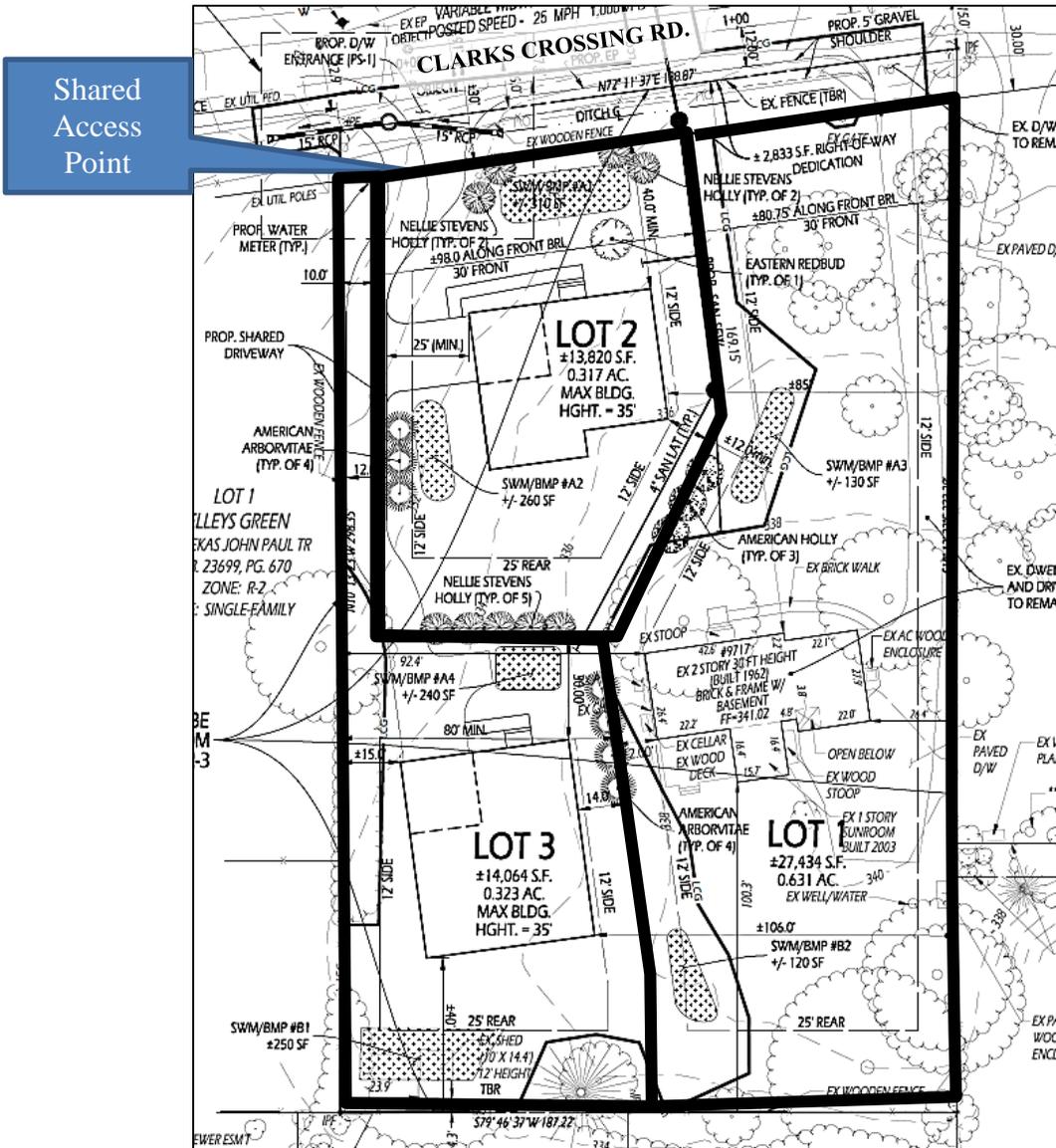


Figure 2- Lot Layout and Configuration

Stormwater Management

The applicants propose to use six bio-retention facilities to meet the standard water quality and quality control requirements. Two facilities will be located each lot.

Landscaping

The Fairfax County Public Facilities Manual (PFM), for an R-3 zoned property, requires a minimum of 25 percent canopy coverage after 10 years of mature tree growth post-development. Furthermore the PFM requires the applicants to incorporate a percentage of conserved trees as the canopy requirement.

The subject property has an existing tree canopy covering 39,617 square feet (71.6 percent). The PFM requires the applicants to provide a total of 13,840 square feet of 10-year tree canopy coverage (25 percent of the entire site minus road dedication), of which 9,909 square feet must be preserved trees (71.6 percent of the required canopy).

The applicants' site design provides 17,751 square feet canopy of tree preservation; with weighted credit the provided tree canopy would increase to 22,189 square feet and 1,675 square feet of additional plantings for a total of 23,864 square feet in tree canopy. The bulk of this tree preservation shown along the property's boundaries with Lot 1 of the Homestead Subdivision to the west and provide additional landscaping. Figure 3 shows the applicants' tree preservation plan and Figure 4 shows additional evergreen plantings. Therefore the application meets the PFM requirements.



Figure 3- Tree Preservation Plan

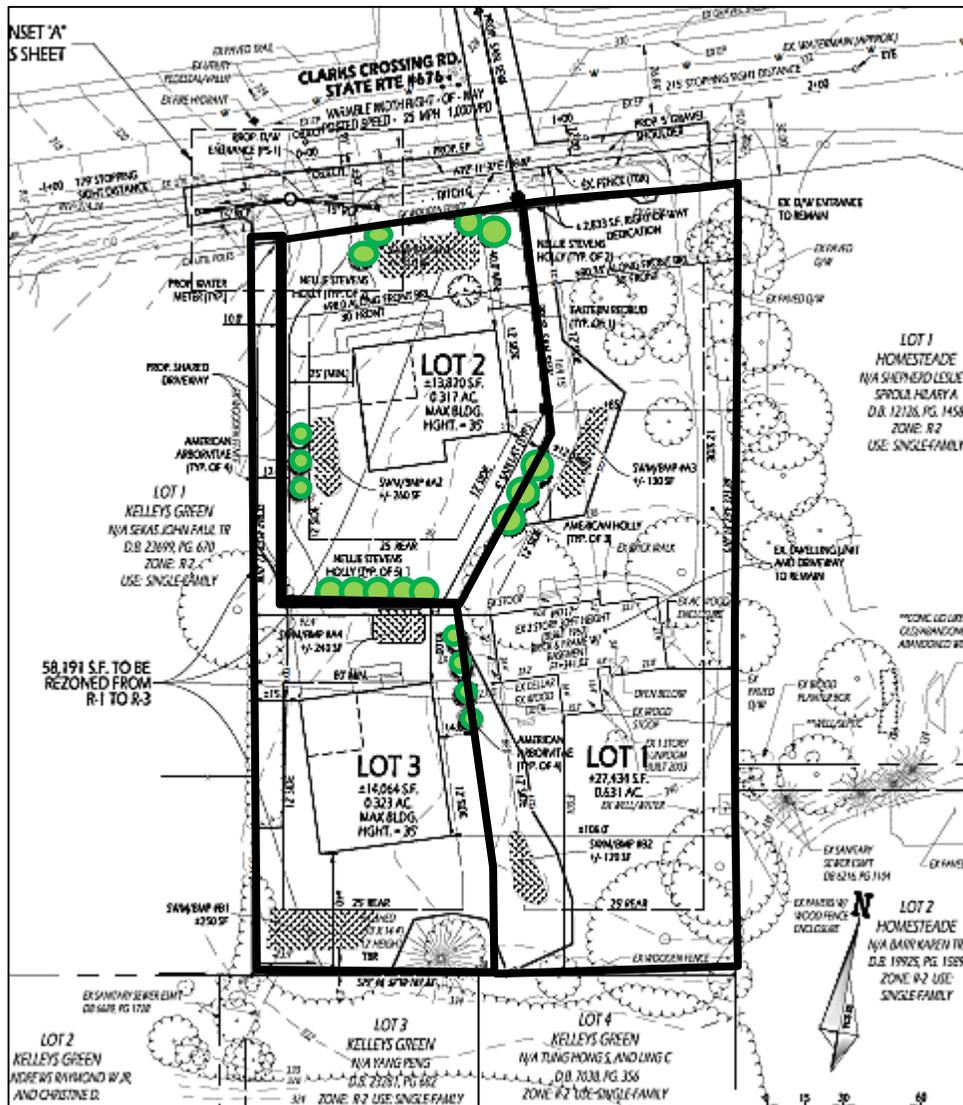


Figure 4- Additional Landscaping

There are no transitional screening or barriers needed as the surrounding properties are zoned residential and developed with single family detached dwellings.

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 public facilities, respecting the County's historic heritage, contributing to the provision of affordable housing, and being

responsive to the unique site specific considerations of the property. To that end, the Comprehensive Plan requires the following criteria (Appendix 4) to be used in evaluating zoning requests for new residential development:

Site Design (Development Criterion #1)

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

Consolidation: There is no specific text related to this property in the Comprehensive Plan regarding consolidation. Of the surrounding properties, the logical candidate for consolidation with the subject property would be 9719 Clarks Crossing Road to the west or 9707 Clarks Crossing Road to the east. The applicants have told staff that they have reached out to the property owners who have elected to not participate in a consolidated development with the applicants. Staff notes that the 9707 Clarks Crossing Road property to the east is subject to RZ 78-C-077.

Layout: The proposed layout would provide appropriate relationships between the proposed dwellings and their respective front and rear yards.

- Lots 1 and 2 would be oriented appropriately to the adjacent streets and homes. The orientation and setback are similar to other properties along Clarks Crossing Road. The applicants have proffered a 40 foot setback for the dwelling on Lot 2 to maintain the residential character along the road. The site layout provides adequate usable yard areas that can accommodate future construction and landscaping. Staff is concerned about Lots 2 and 3 being developed as a pipestem. The rear of Lot 2 is facing the front of the proposed dwelling on Lot 3. The applicants have provided additional evergreen tree plantings to screen the rear of the dwelling on Lot 2 in relation to the front of the dwelling on Lot 3. While there are other pipestem lots in the area, staff would prefer the development of two lots only.
- Through the use of individual stormwater management techniques/ best management practices (BMPs) on each lot, the applicants have demonstrated that the proposed layout can accommodate the proposed utilities needed to serve the units. The Fairfax County Health Department noted that the applicants must properly abandon the septic tank and meet well use setback requirements (Appendix 5).

Open Space: The R-3 zoning district proposal does not require open space.

Landscape Plantings: Sheets 6 and 7 of the GDP shows the applicants' landscape plan, which preserves existing mature vegetation and provides new vegetation along

the proposed property lines for additional screening. Staff believes the preservation of existing trees and additional landscape plantings is appropriate.

Based on the features discussed above, Criterion #1 has been met.

Neighborhood Context (Development Criterion #2)

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

Transitions to abutting and adjacent uses: The proposed single family dwellings are a compatible use when compared to the surrounding residential development and additional landscaped screening is being provided by the applicants. However, staff believes that the subdivision of the property into two lots instead of three would better serve the surrounding properties. A design with two lots would allow larger adequate yard space and privacy for each lot. Additionally, staff is concerned about the frontage of Lot 3 abutting the rear yard of Lot 2. The applicants have provided additional screening to partially assuage this concern. Staff feels that the development of two lots would be in keeping with the character of the adjacent developments.

Lot sizes, particularly along the periphery: The proposed lot sizes are of a similar size and shape as those of the single family dwellings in the vicinity of the application.

Bulk/mass of the proposed dwelling units: The applicants propose to construct two single family dwellings that would not exceed 35 feet in height. This is a comparable height to the existing surrounding single family dwellings.

Setbacks (front, side and rear): The proposed front, side and rear setbacks are similarly sized to other developments along the southern portion of Clarks Crossing Road; most notably the Aubrey Place subdivision to the west and the Kelleys Green Subdivision to the south.

Orientation of the proposed dwelling units to adjacent streets and homes: The proposed orientation is similar other properties along Clarks Crossing Road.

Architectural elevations and materials: The proposed single family dwellings will be similar in height, size and massing to existing nearby single family detached dwellings.

Pedestrian, bicycle and vehicular connections to off-site trails, roadways, transit facilities and land uses: The applicants propose to provide signage along Clarks Crossing Road that would alert motorists to bicyclists in the roadway as requested by the Fairfax County Department of Transportation (Appendix 6), per the Fairfax County Bicycle

Master Plan. Cyclists traveling on Clarks Crossing Road have an uphill climb along the property frontage; signage here would alert motorists that cyclists may be present in the vehicle travel lane.

Existing topography and vegetative cover and proposed changes to them as a result of clearing and grading: The applicants are proposing to develop an area of the property that is already cleared of mature vegetation. Therefore, a majority of existing mature vegetation is being preserved on-site and additional evergreen landscaping is being provided for screening.

Based on the features discussed above, Criterion #2 has been met. Although the application does meet the neighborhood context as outlined above and other nearby development are similar in size and setbacks, staff believes that a two lot development would better match the immediate neighborhood context to retain continuity of the setbacks and size of properties along Clarks Crossing Road.

Environment (Development Criterion #3)

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

Preservation: There are no natural environmental resources located on the subject property that warrant preservation other than existing trees.

Slopes and Soils: The subject property lacks steep slopes, and is characterized by soils with high erosion potential, but good foundational support and good subsurface drainage. The applicants have modified their original proposal by removing a proposed retaining wall between Lots 1 and 2; by doing so, they have preserved the existing slope in that area and will preserve the root zone of a mature tree.

Water Quality: The applicants' GDP proposes a stormwater management system (six bio-retention facilities) with two detention ponds/ best management practices (BMP) facilities on each individual lot. The Department of Public Works Site Development and Inspections Division (DPWES-SDID) staff has reviewed this proposal and notes that it is anticipated to meet the PFM standards for water quality improvement (Appendix 7).

Drainage: The applicants' onsite detention ponds and best management practices have been reviewed by the DPWES-SDID staff who anticipate that they will meet the PFM standards for water quantity and quality improvement (Appendix 7).

Noise: The Environment section of the Comprehensive Plan's Policy Plan contains recommended levels for transportation generated noise in residential settings. Specifically, the Policy Plan recommends transportation noise impacts be mitigated so

that internal noise levels inside homes do not exceed 45 dBA and 65 dBA for outdoor recreation areas for homes. Staff has reviewed this application and has determined that transportation generated noise will not adversely impact the development.

Lighting: Any lighting proposed by the applicants will need to meet the performance standards specified in Article 14 of the Zoning Ordinance, which reduce the impacts of glare and overlighting.

Energy: The applicants have proffered to qualifying the proposed dwellings either under the Earth Craft House Program or under the 2012 National Green Building Standards using the Energy Star Qualified Homes path as recommended by the Planning Division (Appendix 8). This proposed proffer meets the green building recommendations in the Comprehensive Plan.

Based on the features discussed above, Criterion #3 has been met.

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

All rezoning applications for residential development, regardless of the proposed density, should be designed to take advantage of the existing quality tree cover. If quality tree cover exists on site as determined by the County, it is highly desirable that developments meet most or all of their tree cover requirement by preserving and, where feasible and appropriate, transplanting existing trees. Tree cover in excess of ordinance requirements is highly desirable. Proposed utilities, including stormwater management and outfall facilities and sanitary 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 western portion of the existing property has mature vegetation along the northern and southern property lines. The central portion of the property has already been cleared of vegetation (see Page 5 of the GDP). The applicants are proposing to remove trees along the northern property line in order to construct a new driveway. Conversely, a majority of the trees on the eastern portion of the property, near the existing dwelling, will be preserved.

The applicants have included several proffers related to tree preservation, construction monitoring, root pruning, and tree protection that are typically recommended by the Department of Public Works and Environmental Service's (DPWES) Urban Forest Management Division (UFMD) (Appendix 9).

Transportation (Development Criterion #5)

All rezoning applications for residential development should implement measures to address planned transportation improvements. Applicants should offset their impacts to the transportation network. Accepted techniques should be utilized for analysis of the development's impact on the network. Residential development considered under these

criteria will range widely in density and, therefore, will result in differing impacts to the transportation network. Some criteria will have universal applicability while others will apply only under specific circumstances. Regardless of the proposed density, applications will be evaluated based upon the following principles, although not all of the principles may be applicable

Transportation Improvements: The applicants' 30-foot dedication of right-of-way along Clarks Crossing Road would allow for frontage improvements to a shoulder and ditch section, as recommended by Fairfax County Department of Transportation (FCDOT) in Appendix 6. The Right-of-Way (ROW) dedication would permit an increase in the travel lane width to 12 feet from the centerline, a paved shoulder extension, a gravel shoulder and drainage ditch. The Virginia Department of Transportation (VDOT) commented that the gravel shoulder may need to be widened to meet the design standards of the VDOT *Road Design Manual* (Appendix 10).

Both FCDOT AND VDOT recommend that the existing fence within the proposed ROW should be removed by the applicants.

The applicants are also proposing to add bicycle signage in accordance with the Fairfax County Bicycle Master Plan to alert motorists of bicyclists in the roadway.

Proffers are included to ensure the ROW dedication, frontage improvements, and bicycle signage.

Transit/Transportation Management: There are no Fairfax Connector or Metro Bus routes along the frontage of the subject property.

Interconnection of Street Network: No new streets are proposed with this application.

Streets: No new streets are proposed with this application.

Non-motorized Facilities: As previously discussed, the applicants' propose to add signage to alert motorists of bicyclists in the roadway to conform to the recommendations of the Fairfax County Bicycle Master Plan.

Alternative Street Designs: No alternative street designs were proposed.

Based on the features discussed above, Criterion #5 has been met.

Public Facilities (Development Criterion #6)

All rezoning applications for residential development are expected to offset their public facility impact and to 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 improvements projects. Selection of the appropriate offset mechanism should maximize the public benefit of the contribution.

Fairfax County Park Authority (FCPA): To mitigate the adverse impacts on off-site recreational facilities, FCPA has calculated a recommended contribution of \$5,358 for development of park facilities in the area (Appendix 11). The applicants have proffered this contribution.

Fairfax County Public Schools (FCPS): The Fairfax County Public Schools' (FCPS) Office of Facilities Planning Services anticipates that the three dwelling units proposed by the applicants would generate two new students attending County schools (Appendix 12). In order to address the need for capital improvements associated with the new students, a proffer contribution of \$23,498 has been calculated by staff to offset this impact. The applicants have agreed to proffer this amount.

Fairfax County Water Authority (FCWA): FCWA notes that the closest water main is a 12-inch main in Clarks Crossing Road (Appendix 13).

Sanitary Sewer Analysis: DPWES has indicated in Appendix 14 that ample sanitary sewer capacity is available in the immediate sewer network. The proposed rezoning would not adversely impact nearby sanitary sewer capacity.

Based on the features discussed above, Criterion #6 has been met.

Affordable Housing (Development Criterion #7)

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

The Zoning Ordinance specifies that rezoning applicants should provide ADUs for single family attached development plans proposing 50 or more dwelling units. While the Zoning Ordinance would not require ADUs in this instance, the Comprehensive Plan recommends a contribution to the County's Housing Trust Fund in rezoning applications where the Zoning Ordinance's ADU provisions are not applicable.

For residential rezoning applications that are exempt from the ADU requirement, it is customary for the applicants to contribute 0.5% of the anticipated sales price of each new dwelling unit. Prior to the applicants making the aforementioned contribution, the Fairfax County Department of Housing and Community Development (HCD) reviews the

comparable sales for the surrounding neighborhoods to ensure that the applicants are making a contribution reflecting accurate and current sales data.

The applicants have provided a proffer in agreement with the 0.5% contribution to the Housing Trust Fund.

Based on the features discussed above, Criterion #7 has been met.

Heritage Resources (Development Criterion #8)

Heritage resources are those sites or structures, including their landscape settings, which exemplify the cultural, architectural, economic, social, political, or historic heritage of the County or its communities.

No heritage resources have been identified by staff for documentation or preservation in association with the rezoning request. Criterion #8 is not applicable.

MODIFICATIONS AND WAIVERS

Lot Width Waiver Analysis

The applicants are requesting a lot width waiver in accordance with Section 9-610 of the Zoning Ordinance to allow Lot 3 to have a street frontage of less than 80 feet, as required in an R-3 District. The total frontage of the property on Clarks Crossing Road is 188.87 feet. The proposed width of Lot 1 would be 80.75 feet, the width of lot 2 would be 98 feet, and the width of Lot 3 would be 10 feet.

In order to approve a modification in lot width requirements, the Board may waive lot width requirements in accordance with the following (as outlined in the Zoning Ordinance):

1. Such lot has not been reduced in width or area since the effective date of this Ordinance to a width or area less than required by this Ordinance.

The existing property was developed in 1967 and has a lot width of 188.87 feet. This exceeds the R-1 District lot width requirement of 150 feet. Therefore, this property met the lot width requirements of the zoning ordinance when it was developed and has remained unchanged since 1967.

2. The applicants shall demonstrate that the waiver results in a development that preserves existing vegetation, topography, historic resources and/or other environmental features; provides for reduced impervious surface; maintains or improves stormwater management systems; and/or similar demonstrable impact.

The applicants are developing the property on a portion where there is minimum impact to the existing mature vegetation. The applicants are preserving trees on the eastern portion of the site where the existing dwelling is to remain.

3. It shall be demonstrated that development of the subject lot will not have any deleterious effect on the existing or planned development of adjacent properties or on area roadways.

Properties to the south and west of the subject property are zoned R-2 and are developed with single family detached dwellings. Other neighborhoods along Clarks Crossing Road are zoned R-3. The applicants have provided additional screening to enhance the internal and external views of the property. The applicants have noted that the addition of two new single family dwellings will not negatively impact neighboring properties or area roadways.

4. Such waiver shall be approved only if the remaining provisions of this Ordinance can be satisfied.

The application meets all other zoning ordinance requirements.

Staff believes that the lot width waiver request would be enhanced with two lots instead of three. Staff recommended to the applicants to reduce the zoning request to R-2, and reduce to two lots. In this instance however, a lot width waiver would still be required as the R-2 District lots require 100 feet of street frontage, which would change the proposal to lots with a potential width of 100 feet and second of 80 feet.

The subdivision of the property into two lots would preserve the established setback and character along Clarks Crossing Road by having the new dwellings match the existing dwelling's setback as well as the properties immediately to the east and west of the property. The current setback of the existing dwelling on the property is 169.15 feet. The proposed setback of the closest dwelling on the three lot configuration as proposed is 40 feet. The three lot configuration necessitates a pipestem design for the new dwellings.

Individual Detention and BMP Facilities on Individual Lots

The applicants have submitted a request for a modification of Section 6-0303.7 of the Public Facilities Manual (PFM) to permit individual detention and BMP facilities on individual lots for a subdivision of no more than seven lots. The PFM permits the Director of DPWES to approve this waiver at the time of the subdivision plan submission subject to conditions deemed necessary to ensure the effectiveness, reliability and maintenance of the proposed facilities.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The proposed density is within the limits specified on the Comprehensive Plan's Land Use Map. While staff would prefer a two lot layout without the use of a pipestem, staff does conclude that the proposed development does meet the Residential Development Criteria.

Recommendations

Staff recommends approval of RZ 2015-HM-010, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of a modification of Section 9-610 of the Zoning Ordinance, to permit the width of Lot 3 to be a minimum of 10 feet wide.

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 applicants/owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

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

The approval of this 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

APPENDICES

1. Draft Proffers
2. Applicants' Statement of Justification
3. Affidavit
4. Residential Development Criteria
5. Fairfax County Health Department Review
6. Fairfax County Department of Transportation Review
7. Dept. of Public Works and Environmental Sciences (DPWES) Review
8. Fairfax County Planning Department Review
9. Urban Forestry Management Division Review
10. Virginia Department of Transportation Review
11. Fairfax County Park Authority Review
12. Fairfax County Public Schools Review
13. Fairfax County Water Authority Review
14. Sanitary Sewer Review
15. Glossary of Terms

DRAFT PROFFERS**Christopher W. Warner and Mary J. Warner****RZ 2015-HM-010****January 5, 2016**

Pursuant to Section 15.2-2303 (A) of the Code of Virginia (1950, as amended), Christopher Walden Warner and Mary Jo Warner, for themselves and their successors and/or assigns (hereinafter referred to as the “Applicants”), hereby proffer that the development of the property identified as Fairfax County 2015 tax map reference 28-3 ((1)) 46 (the “Application Property”) shall be in accordance with the following conditions if, and only if, the Board of Supervisors (the “Board”) approves this rezoning application. These proffers shall replace and supersede all previous proffers approved on the Application Property.

1. GENERALIZED DEVELOPMENT PLAN –

- A. Development of the Application Property shall be in substantial conformance with the Generalized Development Plan entitled “Warner Subdivision” consisting of six (6) sheets prepared by Smith Engineering, dated July 1, 2015, as revised through December 18, 2015 (the “GDP”).
- B. Pursuant to Paragraph 5 of Section 18-204 of the Fairfax County Zoning Ordinance (the “Zoning Ordinance”), minor modifications to the GDP may be permitted as determined by the Zoning Administrator. The Applicants reserve the right to make minor adjustments to the layout, internal lot lines, and lot sizes of the proposed dwelling units at time of subdivision plan submission based on final building footprints, utility locations and final engineering design, provided that such do not materially decrease the amount and location of open space below the minimum required by the Zoning Ordinance, tree save areas, tree planting, distance to peripheral lot lines below the minimum required by the Zoning Ordinance, or typical lot setbacks as shown on the GDP.

2. TRANSPORTATION –

- A. Subject to Virginia Department of Transportation (VDOT) approval, the Applicants shall dedicate at no cost and convey in fee simple to the Board right-of-way up to a width of thirty (30) feet as measured from the centerline along the Application Property’s Clark’s Crossing Road frontage, as shown on the GDP. Dedication shall be made at time of subdivision plan or upon demand of either Fairfax County or VDOT, whichever should first occur. The existing fence located on the property to be dedicated shall be removed at the time of dedication. The Applicant shall be responsible for the cost of fence removal.
- B. Subject to VDOT and Department of Public Works and Environmental Services (DPWES) approval, and prior to the issuance of the first Residential Use Permit

(“RUP”) for the Application Property, the Applicants shall construct frontage improvements within the dedicated right-of-way to Clark’s Crossing Road as shown on the GDP.

- C. The Applicants agree to provide non-illuminated signage within the Clark’s Crossing Road right-of-way that alert eastbound motorists of slow moving cyclist ahead subject to VDOT and Fairfax County Department of Transportation (FCDOT) approval. The Applicants shall construct said signage prior to the issuance of the first RUP for the Application Property.

3. LANDSCAPING AND OPEN SPACE –

The Applicants shall provide landscaping on the Application Property as generally shown on Sheets 2 and 5 of the GDP. As part of the subdivision plan submission, the Applicants shall submit to the Urban Forest Management Division (“UFMD”) a detailed landscape plan for review and approval that shall be generally consistent with the quality and quantity of plantings and materials shown on the GDP. The landscape plan shall be designed to ensure adequate planting space for all trees based on the requirements in the Public Facilities Manual (“PFM”). Plantings shall include only non-invasive species and, to the extent practical, native species. At time of subdivision plan, adjustments to the type and location of vegetation and the design of landscaped areas from that shown on the GDP shall be permitted as approved by UFMD.

4. DESIGN AND LAYOUT

The residential dwelling unit proposed on Lot 2, as shown on the GDP, shall be setback a minimum of forty (40) feet from the dedicated right-of-way along Clarks Crossing Road.

5. TREE PRESERVATION –

- A. For the purposes of maximizing the preservation of trees located on adjacent properties, the Applicants shall prepare a Tree Preservation Plan. The Applicants shall contract with a certified arborist or registered consulting arborist (the “Project Arborist”) to prepare a Tree Preservation Plan to be included as part of the subdivision plan submission. The Tree Preservation Plan shall be reviewed and approved by UFMD. The Tree Preservation Plan shall seek to preserve the trees identified on the GDP for preservation. The condition analysis shall be prepared using methods outlined in the latest edition of the *Guide for Plant Appraisal*. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be incorporated into the Tree Preservation Plan. Activities should include, but are not limited to, crown pruning, root pruning, mulching, and fertilization.

- B. Clearing, grading, and construction shall conform to the limits of clearing and grading as shown on the GDP, subject to the installation of necessary utility lines and other required site improvements, all of which shall be installed in the least

disruptive manner possible, considering cost and engineering, as determined in accordance with the approved plans.

- C. The Applicants 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 Project Arborist shall walk the limits of clearing and grading with a UFMD representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. The Applicants shall also work with UFMD to identify areas adjacent to the limits of clearing and grading where a mix of understory plantings and shrubs may be provided, 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.
- D. All trees shown to be preserved on the Tree Preservation Plan shall be protected by tree protection fencing. Tree protection fencing, consisting of four (4) foot high, 14 gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no farther than ten (10) feet apart or super silt fence, to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees, shall be placed at the limits of clearing and grading. The tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to the performance of any clearing and grading activities on the site. Prior to the commencement of any clearing or grading on the site, the Project Arborist shall verify in writing that the tree protection fencing has been properly installed.
- E. The Applicants shall (1) prune roots one inch in diameter or larger of trees to be preserved that may be damaged during clearing, demolition, grading, utility installation and/or the installation of retaining walls; and (2) mulch to a minimum depth of three (3) inches within the areas to be left undisturbed where soil conditions are poor, lacking leaf litter or prone to soil erosion. Areas that will be root pruned and mulched shall be clearly identified on the Tree Preservation Plan. All treatments for such trees and vegetation shall be clearly specified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be included in the Tree Preservation Plan and shall be subject to the review and approval of UFMD.

All root pruning and mulching work shall be performed in a manner that protects adjacent trees and vegetation that are required to be preserved and may include, but not be limited to, the following:

- (i) Root pruning shall be done with a trencher or vibratory plow to a depth of eighteen (18) inches, or as specified by UFMD at the pre-construction meeting.
- (ii) Root pruning shall take place prior to installation of tree protection fencing.
- (iii) Root pruning shall not sever or significantly damage structural or compression roots in a manner that may compromise the structural integrity of trees or the ability of the root system to provide anchorage for the above ground portions of the trees.
- (iv) Root pruning shall be conducted with the on-site supervision of the Project Arborist.
- (v) Tree protection fencing shall be installed immediately after root pruning, and shall be positioned directly in the root pruning trench and backfilled for stability, or just outside the trench within the disturbed area.
- (vi) Mulch shall be applied at a depth of three (3) inches within designated areas. Mulch may be placed within tree preservation areas at points designated by the Project Arborist to minimize impacts to existing vegetation. Motorized equipment may be used to reach over tree protection fence to place mulch at designated points. Mulch shall be spread by hand within tree preservation areas.
- (vii) Mulch shall consist of wood chips or pine bark mulch. Hay or straw mulch shall not be used within tree preservation areas.
- (viii) UFMD shall be informed in writing when all root pruning and tree protection fence installation is complete.

F. During the installation of tree protection fencing, performance of root pruning, and/or any clearing or removal of trees, vegetation, or structures, or other activities in or adjacent to tree conservation areas on the Application Property, the Project Arborist, as a representative of the Applicants, shall be present to monitor the process and ensure that the activities are conducted in accordance with the proffers and as approved by the UFMD. Inappropriate activities such as storage of construction materials, dumping of construction debris, and traffic by construction personnel shall not occur within these areas. Damage to understory plant materials, leaf litter and soil conditions resulting from activities not approved in writing by UFMD shall be restored to the satisfaction of UFMD.

6. PARKS CONTRIBUTION –

The Applicants shall contribute the sum of Five Thousand Three Hundred Fifty Eight Dollars (\$5,358.00) to the Fairfax County Park Authority to offset the impact to parks and recreation

services from the new residents anticipated by the development of the Application Property. Said contribution is to be utilized for recreational facility development at one or more park sites located within the service area of the Application Property. Such contribution shall be made prior to the issuance of the first RUP for the Application Property and shall be based on the actual number of dwelling units constructed.

7. STORMWATER MANAGEMENT –

- A. Subject to review and approval by DPWES, stormwater management (“SWM”) and Best Management Practice (“BMP”) measures for the Application Property shall be provided in bioretention facilities, or other type of water quality and quantity control facilities as permitted by the PFM, as depicted on Sheets 2 and 3 of the GDP. The SWM and BMP measures shall be developed in accordance with the PFM, unless waived or modified by DPWES.
- B. The owners of each dwelling unit shall be responsible for the maintenance of the proposed stormwater facilities located on their lot. The maintenance responsibilities will be disclosed to all prospective purchasers prior to entering into a contract of sale.
- C. The Applicants shall provide written materials to contract purchasers of the dwelling units describing proper maintenance of the stormwater facilities in accordance with the PFM and County guidelines.

8. GREEN BUILDING PRACTICES –

New dwelling units on the Application Property shall be constructed to achieve one of the following programs, or an alternative third-party certification as approved by the Environmental and Development Review Branch of the Department of Planning and Zoning (“DPZ”). Selection of one of the following certification methods, or an alternative, shall be within the Applicants’ sole discretion at time of subdivision plan submission:

- A. Certification in accordance with the Earth Craft House Program as demonstrated through documentation provided to DPWES and DPZ prior to the issuance of a RUP; or
- B. Certification in accordance with the 2012 National Green Building Standard (NGBS) using the ENERGY STAR® Qualified Homes path for energy performance as demonstrated through documentation submitted to DPWES and DPZ from a home energy rater certified through Home Innovation Research Labs that demonstrates that the dwelling unit has attained the certification prior to issuance of a RUP.

9. SCHOOLS CONTRIBUTION –

- A. The Applicants shall contribute the sum of Twenty Three Thousand Four Hundred Ninety Eight Dollars (\$23,498.00) to the Fairfax County School Board to offset the student generation anticipated by the new development located on the Application

Property. Said contribution is to be utilized for capital improvements to Fairfax County Public Schools to address impacts on the school district resulting from new development located on the Application Property. Such contribution shall be made prior to the issuance of the first RUP for the Application Property and shall be based on the actual number of new dwelling units constructed. Such contribution shall be directed to schools in the James Madison High School pyramid.

- B. The Applicants shall notify Fairfax County Public Schools when development of the Application Property is likely to occur.
- C. Should Fairfax County modify the ratio of students per unit or the amount of contribution per student prior to payment of the contribution described in Proffer 9.A., the Applicants shall contribute the modified contribution amount.

10. AFFORDABLE HOUSING -

Prior to the issuance of the first building permit, the Applicants shall contribute to the Fairfax County Housing Trust Fund a sum equal to one-half of one percent (0.5%) of the anticipated sales price of all new dwelling units constructed on the Application Property to assist the County in its goal to provide affordable dwellings. The contribution shall be based on the aggregate sales price of all of the units, as if all of the units were sold at the time of the issuance of the first building permit, and on comparable sales of similar type units. The projected sales price shall be as determined by the Applicants in consultation with the Department of Housing and Community Development (HCD).

11. MISCELLANEOUS –

- A. Notwithstanding the fact that signs for the Application Property are not depicted in the GDP, the Applicants reserve the right to install signs on the Application Property that are in accordance with the requirements of Article 12 of the Fairfax County Zoning Ordinance.
- B. Upon demonstration by the Applicants that, despite diligent efforts or due to factors beyond the Applicants' control, the required improvements have been or will be delayed beyond the time set forth in these proffers, the Zoning Administrator may agree to a later date for the completion of such improvements.
- C. These proffers shall bind and inure to the benefit of the Applicants and their successors and assigns.

[SIGNATURES ON THE FOLLOWING PAGE]

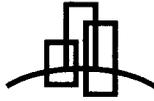
RZ 2015-HM-010

APPLICANTS/OWNERS:

CHRISTOPHER WALDEN WARNER

MARY JO WARNER

[SIGNATURES END]



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**WALSH COLUCCI
 LUBELEY & WALSH PC**

July 15, 2015

Via Hand Delivery

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

RECEIVED
 Department of Planning & Zoning

JUL 16 2015

Zoning Evaluation Division

Re: Proposed Rezoning
 Applicants: Christopher W. and Mary J. Warner

Dear Ms. Berlin:

Please accept the following as a statement of justification for the rezoning of approximately 1.34 acres from the R-1 District to the R-3 District with a reduction of the minimum lot width requirement for the proposed subdivision.

The Applicants are the owners of approximately 1.34 acres located at 9717 Clarks Crossing Road in the Hunter Mill Magisterial District and identified among the Fairfax County tax map records as 28-3 ((1)) 46 (the "Subject Property"). The Subject Property is located on the south side of Clarks Crossing Road and is surrounded by established residential communities. Zoned to the R-1 District, the Subject Property is developed with a single family residence that was constructed in 1967. The property to the north of the Subject Property is zoned to the R-1 District, while the communities to the east, west, and south are zoned to the R-2 District.

The Subject Property is located within the Vienna Planning District of the Area II Comprehensive Plan (the "Plan"); specifically, within the V-3 Spring Lake Community Planning Sector. There are no site-specific land use recommendations for the Subject Property, though the Plan states that the V-3 Spring Lake Planning Sector is developed as stable residential neighborhoods and future development should be of a compatible use, type and intensity. The Plan map recommends residential development at a density of 2 to 3 dwelling units per acre.

The Subject Property is one of the few properties located south of Clarks Crossing Road that is zoned to the R-1 District. The Applicants' proposal to rezone and subdivide the Subject Property at a density of 2.25 dwelling units per acre is consistent with the Plan's recommendations. The design and layout of the proposed subdivision is compatible in use, type and intensity with the surrounding area. In addition, the preservation of existing trees located on the Subject Property will minimize any visual effects on surrounding properties. The Applicants intend to preserve their existing home, therefore, the proposal results in the construction of two (2) dwelling units on the Subject Property.

ATTORNEYS AT LAW

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 2200 CLARENDON BLVD. • SUITE 1300 • ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 • WOODBRIDGE 703 680 4664

In addition to compliance with the use and density recommendations of the Plan, the Applicants' proposal meets the Residential Development Criteria listed in Appendix 9 of the Policy Plan as follows:

Site Design

The proposed Generalized Development Plan (the "GDP") is characterized by high quality site design. The proposed layout integrates the elements of open space, landscaping and site features into a functional quality design that conforms to the Plan's recommendations. The proposed dwelling units are oriented appropriately to Clark's Crossing Road. The GDP provides usable yard areas to accommodate landscaping, maintenance, and future construction of accessory structures. In addition, the proposed dwelling units are planned logically with respect to the existing residence that will be preserved. Finally, the proposed development maximizes the preservation of existing trees.

Neighborhood Context

The Applicants propose a residential development that is designed to complement adjacent neighborhoods and fit into the fabric of the community. Properties to the east, west, and south are zoned to the R-2 District and are developed with single family detached homes. The Applicants propose to complete this existing development pattern, which is consistent with the Plan's recommendation. Further, the proposed dwelling units conform with all setback and bulk requirements, while the preservation of existing trees provides a natural buffer to adjacent properties.

Environment

The Subject Property does not include any environmentally sensitive features that require preservation. There is no 100 year floodplain, resource protection area or wetlands located on the Subject Property. The soil characteristics and topography of the Subject Property do not present any challenges for the proposed development. The Applicants propose to preserve as many existing trees as possible in consideration of their quality and location. Stormwater management will be provided as detailed on the GDP. Water quality and quantity control shall be achieved with the installation of facilities on individual lots such as bio-retention, infiltration and rooftop disconnection. Final control measures shall be determined at time of site plan.

Tree Preservation and Tree Coverage Requirements

The GDP proposes a design that incorporates existing quality mature trees. The proposed layout is designed to preserve as many healthy trees as possible, while damaged and dead trees will be removed. The preserved trees and their canopy create a natural buffer between the Subject Property and adjacent properties.

Transportation

The Applicants propose safe and adequate access to the existing adjacent road network. The addition of two (2) single family homes will not generate significant vehicle trips and will not adversely impact traffic. As shown on the GDP, the Applicants propose to dedicate approximately 2,844 square feet of land along the Subject Property's Clark Crossing Road frontage consistent with the Plan.

Public Facilities

The Applicants' proposal of two (2) single-family homes will not have a measurable impact on public facilities nor generate a need for the phasing of development. The Plan does not include a trail requirement on Clark's Crossing Road. Proposed Lots 2 and 3 will be served by public sewer and water. The Applicants will connect their existing residence to public sewer, but reserve the right to utilize the existing well or connect to public water. The Applicants will address the issue of a contribution to public schools in accordance with formulas adopted by the Board of Supervisors in proffers that will be submitted during the processing of the rezoning application.

Affordable Housing

The requirement to provide affordable units in accordance with the Affordable Dwelling Unit Ordinance does not apply to the Applicants' proposal as it contains fewer than 50 residential dwelling units. The Applicants will address the issue of a contribution to the Fairfax County Housing Trust Fund in accordance with policies adopted by the Board of Supervisors in the proffers that will be submitted during the processing of the rezoning application.

Heritage Resources

The Applicants are unaware of any heritage resources located on the Subject Property that are worthy of preservation.

In conjunction with the requested rezoning, the Applicants propose a reduction in minimum lot width requirement in the R-3 District. The existing single family dwelling is proposed to remain on Proposed Lot 1 and additional single family dwellings are proposed to be constructed on Proposed Lots 2 and 3. As shown on the GDP, Proposed Lot 3 will have a minimum lot width of 10 feet. Proposed Lots 2 and 3 will be served by a shared driveway with access to Clarks Crossing Road. The waiver represents a reduction of 70 feet from the minimum required lot width of 80 feet as established in the Fairfax County Zoning Ordinance (the "Zoning Ordinance") for the R-3 District for Proposed Lot 3.

In accordance with the Zoning Ordinance requirements established for a waiver of minimum lot width, the Applicants' proposal meets the criteria as follows:

- The current width of the Subject Property existed prior to the effective date of the Zoning Ordinance (1978). The Subject Property has maintained its current configuration since the existing home was constructed in 1967. Therefore, the

Subject Property has not been reduced in width since the effective date of the Zoning Ordinance.

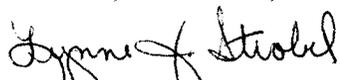
- The Applicants propose a development that will preserve much of the existing vegetation. A number of mature trees are located on the Subject Property. The limits of clearing and grading have been restricted to only the areas necessary for the construction of the proposed dwelling units. The use of the existing access to Clarks Crossing Road further lessens the amount of disturbance on the Subject Property.
- Given the existing surrounding residential development, the proposed development will not have any deleterious effect on the existing or planned development of adjacent properties. The surrounding properties are primarily zoned to the R-2 District with lot sizes that are comparable or smaller than those proposed by the Applicants. The preservation of existing mature trees will provide screening and buffering. In addition, existing access to Clarks Crossing Road will be retained as well as use of an existing driveway. The construction of two (2) additional single family dwellings will not cause a significant impact on the surrounding area or on the public street system.
- The application satisfies all other Zoning Ordinance requirements, regulations, adopted standards and applicable conditions except for a waiver of PFM 2-103.5 to permit a structure to be located within 10 feet of a pipestem driveway.

The Applicants have owned the Subject Property for 29 years. During that time surrounding properties have been developed and the area has evolved from large parcels to single-family subdivisions. The Applicants' proposal will permit the development of the Subject Property in a manner and at a density that is consistent with the Plan recommendations and compatible with the surrounding development. The planned development is sensitive to the surrounding community and the lot layout will minimize the amount of land disturbance and maximize preservation of existing mature vegetation.

Should you have any questions regarding this submission, or require additional information, please do not hesitate to contact me. I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission at your earliest convenience. As always, I appreciate your cooperation and assistance.

Very truly yours,

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


Lynne D. Strobel

cc: Christopher and Mary Jo Warner
Paul Chretien

Anthony Venafro

REZONING AFFIDAVIT

DATE: October 1, 2015
 (enter date affidavit is notarized)

I, Lynne J. Strobel, attorney/agent, do hereby state that I am an
 (enter name of applicant or authorized agent)

131234

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

in Application No.(s): RZ 2015-HM-010
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Christopher W. Warner and Mary J. Warner	9717 Clarks Crossing Road Vienna, VA 22182	Applicants/Title Owners
Smith Engineering, PLLC Agents: Blake A. Smith William D. Hume Anthony F. Venafro Ashleigh W. Thompson	14901 Bogle Drive, Suite 101 Chantilly, Virginia 20151	Engineers/Agent
TNT Environmental, Inc. Agent: Avinash M. Sareen	13996 Parkeast Circle, Suite 101 Chantilly, Virginia 20151	Environmental Consultant/Agent

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

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

Rezoning Attachment to Par. 1(a)

DATE: October 1, 2015
 (enter date affidavit is notarized)

131234

for Application No. (s): RZ 2015-HM-010
 (enter County-assigned application number (s))

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

NAME	ADDRESS	RELATIONSHIP(S)
(enter first name, middle initial, and last name)	(enter number, street, city, state, and zip code)	(enter applicable relationships listed in BOLD above)
Walsh, Colucci, Lubeley & Walsh, P.C.	2200 Clarendon Boulevard Suite 1300 Arlington, VA 22201	Attorneys/Planners/Agent
Agents: Martin D. Walsh Lynne J. Strobel M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Andrew A. Painter Matthew J. Allman Jeffrey R. Sunderland Elizabeth D. Baker Inda E. Stagg Amy E. Friedlander		Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney*/Agent Planner/Agent Planner/Agent Planner/Agent
		*Admitted in New York and California. Admission to Virginia Bar pending.
Prosperity Realty LLC	43403 Coton Commons Drive Lansdowne, VA 20176	Real Estate Broker/Agent
Agent: Paul N. Chretien		

(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: October 1, 2015
(enter date affidavit is notarized)

131234

for Application No. (s): RZ 2015-HM-010
(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)

TNT Environmental, Inc.
13996 Parkeast Circle, Suite 101
Chantilly, Virginia 20151

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Avinash M. Sareen
Joshua C. Marshall
Matthew T. Marshall

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: October 1, 2015
(enter date affidavit is notarized)

131234

for Application No. (s): RZ 2015-HM-010
(enter County-assigned application number (s))

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

Smith Engineering, PLLC
14901 Bogle Drive, Suite 101
Chantilly, Virginia 20151

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Blake A. Smith, Sole 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)

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

=====

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

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

Rezoning Attachment to Par. 1(b)

DATE: October 1, 2015
(enter date affidavit is notarized)

131234

for Application No. (s): RZ 2015-HM-010
(enter County-assigned application number (s))

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

Prosperity Realty LLC
43403 Coton Commons Drive
Lansdowne, VA 20176

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Patrick A. Riddlemoser

=====

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: October 1, 2015
(enter date affidavit is notarized)

131234

for Application No. (s): RZ 2015-HM-010
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

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

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

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

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

REZONING AFFIDAVIT

DATE: October 1, 2015
(enter date affidavit is notarized)

131234

for Application No. (s): RZ 2015-HM-010
(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: October 1, 2015
(enter date affidavit is notarized)

131234

for Application No. (s): RZ 2015-HM-010
(enter County-assigned application number(s))

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

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

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

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

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

WITNESS the following signature:

(check one)

[] Applicant [x] Applicant's Authorized Agent

Lynne J. Strobel, attorney/agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 1 day of October 2015, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015

KIMBERLY K. FOLLIN
Registration # 283945
Notary Public
COMMONWEALTH OF VIRGINIA

APPENDIX 9

RESIDENTIAL DEVELOPMENT CRITERIA

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

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

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

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

1. Site Design:

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

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

- b) *Layout*: The layout should:
- provide logical, functional and appropriate relationships among the various parts (e. g. dwelling units, yards, streets, open space, stormwater management facilities, existing vegetation, noise mitigation measures, sidewalks and fences);
 - provide dwelling units that are oriented appropriately to adjacent streets and homes;
 - include usable yard areas within the individual lots that accommodate the future construction of decks, sunrooms, porches, and/or accessory structures in the layout of the lots, and that provide space for landscaping to thrive and for maintenance activities;
 - provide logical and appropriate relationships among the proposed lots including the relationships of yards, the orientation of the dwelling units, and the use of pipestem lots;
 - provide convenient access to transit facilities;
 - Identify all existing utilities and make every effort to identify all proposed utilities and stormwater management outfall areas; encourage utility collocation where feasible.
- c) *Open Space*: Developments should provide usable, accessible, and well-integrated open space. This principle is applicable to all projects where open space is required by the Zoning Ordinance and should be considered, where appropriate, in other circumstances.
- d) *Landscaping*: Developments should provide appropriate landscaping: for example, in parking lots, in open space areas, along streets, in and around stormwater management facilities, and on individual lots.
- e) *Amenities*: Developments should provide amenities such as benches, gazebos, recreational amenities, play areas for children, walls and fences, special paving treatments, street furniture, and lighting.

2. Neighborhood Context:

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

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

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

3. Environment:

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

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

4. Tree Preservation and Tree Cover Requirements:

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

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

5. Transportation:

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

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

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

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

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

6. Public Facilities:

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

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

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

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

7. Affordable Housing:

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

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

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

8. Heritage Resources:

Heritage resources are those sites or structures, including their landscape settings, that exemplify the cultural, architectural, economic, social, political, or historic heritage of the County or its communities. 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.



County of Fairfax, Virginia

DATE: August 31, 2015

TO: Laura Arsenau, 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 Application Analysis

REFERENCE: Application No. RZ 2015-HM-010 (Christopher and Mary Warner)

After reviewing the application, we have only one comment to be considered. Health Department records indicate that the existing property at 9717 Clarks Crossing Rd, Vienna, VA 22182 is connected to an onsite sewage disposal system and a private well. The application states that the existing house and the proposed new dwelling will be connected to public sewer and the owner may elect to keep the existing well water supply or to connect to public water. **The septic tank will have to be properly abandoned once the dwellings are connected to public sewer and if the owner decides to use the existing well the well must meet all required setbacks from any source of contamination. Owner should contact the Health Department with any questions they may have regarding these requirements.**

RECEIVED
Department of Planning & Zoning
SEP 01 2015
Zoning Evaluation Division

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





County of Fairfax, Virginia

MEMORANDUM

DATE: December 11, 2015

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

CC: Laura Arseneau, Staff Coordinator
Zoning Evaluation Division, Department of Planning & Zoning

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

FILE: RZ 2015-HM-010

SUBJECT: RZ 2015-HM-010 Christopher W. Warner and Mary J. Warner
9717 Clarks Crossing Road, Vienna, VA 22182
Tax Map: 28-3 ((1)) 046

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application and Generalized Development Plan (GDP). These comments are based on the application material, dated July 1, 2015, and revised through December 1, 2015, and made available to this office.

This department has no further comment. The applicant has proffered to provide right-of-way dedication along the Clarks Crossing Road frontage, to construct shoulder and ditch frontage improvements per the VDOT Road Design Manual, and to provide signage about bicyclists in the roadway, per the Fairfax County Bicycle Master Plan.

Proffer comments were provided under separate cover.

MAD/RP

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





County of Fairfax, Virginia

MEMORANDUM

DATE: November 10, 2015

TO: Laura Arsenau, 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 2015-HM-010, Warner Subdivision, LDS Project #25964-ZONA-001-1, Tax Map #028-3-01-0046, Hunter Mill District

We have reviewed the revised GDP for the Warner Subdivision application. The applicant proposes the use of 6 bio retention facilities to meet the standard water quality and quantity control requirements for the subject site. That is about 2 bio retention facilities in each lot. Such storm water management plan is generally acceptable as long as the proposed measures are designed in accordance with the BMP Clearinghouse standards and specifications. The following recommendations are suggested:

1. The applicant should explore the opportunities of consolidating micro-facilities in each lot into relatively larger and small scale infiltration practice to avoid maintenance burden on individual homeowners;
2. Investigate the feasibility of designing such facilities as infiltration practices and conduct field infiltration tests at proposed locations. In the event that infiltration test results reveals lower rates, the facilities should be design with proper underdrain system connected to adequate outfall or receiving system;
3. Since the applicant claim 80% credit for level II, Bio-retention design, such facilities should be designed as enhanced with proper pre-treatment area, and enhanced treatment volume. Consideration should also be given to ensure proper location of these facilities and avoid steep slopes (specifically SWM/BMP #B1 per sheet 2 of 7).

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

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





County of Fairfax, Virginia

MEMORANDUM

DATE: November 10, 2015

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

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: **RZ 2015-HM-010**
Warner Subdivision

This memorandum, prepared by John R. Bell, includes citations from Comprehensive Plan that provide guidance for the evaluation of the subject Rezoning (RZ) as revised through October 30, 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.

Note: The applicable Comprehensive Plan citations may be found at the end of this report.

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Particular emphasis is given to opportunities provided by this application to conserve the County's remaining natural amenities. Analysis for this application addresses the overall conceptual development plan and proffered commitments for the subject property.

Stormwater Management

The plans depict a proposal to subdivide a single lot, currently developed with one single-family dwelling, into three smaller lots while retaining the existing dwelling. The addition of two more single-family detached dwellings will result in an increase in runoff from the subject property. In order to address this added runoff, the plans depict six (6) bioretention facilities to provide water quality and some detention for the proposed development. Any final determination regarding the adequacy of the proposed facilities will be made by the Department of Public Works and Environmental Services (DPWES).

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-653-9447
www.fairfaxcounty.gov/dpz/



Green Building Practices

The applicant has provided a commitment to attain either Earthcraft certification or certification through using the Energy Star Qualified Homes path for energy performance. However, the ENERGY STAR Qualified Homes option is no longer considered to be consistent with the goals of the Comprehensive Plan for green building development. The applicant has been advised that they could pursue a second accepted option relying on the National Green Building Standard (NGBS) using the ENERGY STAR Qualified Homes path, which would satisfy staff concerns regarding this issue. This issue remains unresolved at this time.

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.

Environment

In the Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on pages 7-9, the Plan 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. . . .

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.”

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

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

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

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

- Retrofitting of other green building practices within existing structures to be preserved, conserved and reused;
- Energy and water usage data collection and performance monitoring;
- Solid waste and recycling management practices; and
- Natural lighting for occupants.

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

DMJ:JRB



County of Fairfax, Virginia

MEMORANDUM

DATE: December 17, 2015

TO: Laura Arseneau, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Linda Barfield, Urban Forester II
Forest Conservation Branch, DPWES 

SUBJECT: Southern RR-Warner Subdivision-RZ 2015-HM-010

I have reviewed the third submission of the proposed GDP for the above referenced rezoning case, stamped as received by the Zoning Evaluation Division on December 1, 2015. The following comments are based on this review.

Specific comments:

Sheets 2, 3, 6 of 7

1. **Comment:** It appears that the proposed location of the SWM/BMP #A3, A4, & B2 will overlap the CRZ of on-site trees.

Recommendation: Adjust and rotate the orientation of SWM/BMP #A4 approximately 90 degrees and shift the SWM/BMP # A3' & B2 to the north to lessen impacts to on-site trees to be conserved and adjust LCG and tree protection measures as needed.

Sheet 7 of 7

2. **Comment:** Given the nature of the tree cover on and adjacent to the site and depending on the ultimate development configuration provided, the note associated with PFM 12-0509.3K may need to be adjusted to add development conditions or proffer language that will be instrumental in assuring adequate tree preservation and landscape planting throughout the development process.

Recommendation: Provide the following language to ensure effective tree preservation and landscape plantings:

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

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



certified arborist or landscape architect shall walk the limits of clearing and grading with UFMD, DPWES, representatives to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.”

Limits of Clearing and Grading. “The Applicant shall conform strictly to the limits of clearing and grading as shown on the CDP/FDP, subject to allowances specified in proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein.

Tree Appraisal: “The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 8 inches in diameter or greater located on the Application Property that are shown to be saved on the Tree Preservation & Protection Plan. These trees and their value shall be identified on the Tree Preservation & Protection Plan at the time of the first submission of the respective site plan(s). At the time of the respective site plan approvals, the Applicant shall post a cash bond or a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with the paragraph above (the “Bonded Trees”) that die or are dying due to unauthorized construction activities. The letter of credit or cash deposit shall be equal to 50% of the replacement value of the Bonded Trees. At any time prior to final bond release for the improvements on the Application Property constructed adjacent to the respective tree save areas, should any Bonded Trees die, be removed, or are determined to be dying by UFMD due to unauthorized construction activities, the Applicant shall replace such trees at its expense. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond for the improvements on the Application Property constructed adjacent to the respective tree save areas, any amount remaining in the tree bonds required by this proffer shall be returned/released to the Applicant.”

Site Monitoring. “During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as conditioned and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation development conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscape and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.”

Landscape Planting Plans - Site plans submitted for the development shall include a landscape plan as generally shown on the CDP/FDP. Tree species and planting sites are set forth on the CDP/FDP, subject to revision as may be approved by the Urban Forest Management Division (UFMD) as follows:

- Rooting area a minimum of 8 feet wide (may be achieved with techniques to provide uncompacted soil below pavement/walkways), with no barrier to root growth within four feet of the base of the tree.
- Soil volume for Category III or IV trees shall be a minimum of 700 cubic feet per tree for single trees. For two trees planted in a contiguous planting area, a total soil volume of at least 1200 cubic feet shall be provided. For three trees or more planted in a contiguous area, the soil volume shall equal at least 500 cubic feet per tree. A contiguous area shall be any area that provides root access and soil conditions favorable for root growth throughout the entire area.
- Soil in planting sites shall be as specified in planting notes to be included in site plans reviewed and approved by Urban Forest Management.

Prior to installation of plants to meet requirements of the approved landscape plan, the Contractor/Developer shall coordinate a pre-installation meeting on site with the landscape contractor and a representative of the County Urban Forest Management Division (UFMD). Any proposed changes to the location of planting, size of trees/shrubs, and any proposed plant substitutions for species specified on the approved plan shall be reviewed at this time and must be approved prior to planting. The installation of plants not specified on the approved plan, and not previously approved by UFMD, may require submission of a revision to the landscape plan or removal and replacement with approved material, prior to bond release. UFMD shall be contacted (703-324-1770) a minimum of three (3) days prior to the meeting on site.

lb/

UFMDID #: 203001

cc: DPZ File

**DEPARTMENT OF TRANSPORTATION**4975 Alliance Drive
Fairfax, VA 22030**Charlie Kilpatrick**
COMMISSIONER

December 18, 2015

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

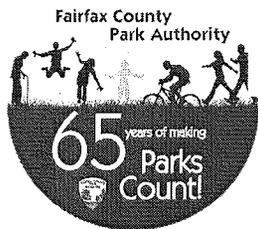
From: Noreen H. Maloney
Virginia Department of Transportation – Land Development Section

Subject: RZ 2015-HM-010; Warner Subdivision

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.

- The 5' gravel shoulder along Clarks Crossing Road may need to be wider based on the design standards of the VDOT *Road Design Manual*.
- The existing fences along Clarks Crossing Road should be removed.



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: 22 September 2015

SUBJECT: RZ 2015-HM-010, Warner Subdivision
Tax Map Number: 26-3((1)) 46

The Park Authority staff has reviewed the proposed Development Plan dated 27 July 2015, for the above referenced application. The Development Plan shows three single-family detached dwelling units on a 1.34 acre parcel to be rezoned from R-1 to R-3 with proffers. Based on an average single-family detached household size of 2.99 in the Vienna Planning District, the development could add 6 new residents (2 new dwellings * 2.99 = 5.98) 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 Vienna Planning District recommendations in the Area II Plan describe the importance of neighborhood parks and trails. In addition, recommendations for the sub-unit containing this application site specifically cite the importance of protecting and preserving significant heritage resources.

Finally, text from the Vienna Planning District chapter of the Great Parks, Great Communities Park Comprehensive Plan echoes recommendations in the Countywide Comprehensive Plan. Specific District chapter recommendations include capturing and treating stormwater on-site and encouraging tree planting and natural landscaping techniques on private land.

ANALYSIS AND RECOMMENDATIONS

Park Needs:

Using adopted service level standards, staff has identified a need for all types of parkland and recreational facilities in this area. Existing nearby parks (Clarks Crossing Park, Difficult Run Stream Valley Park, Eudora Park, Lahey Lost Valley Park, Lawyers Road Park, Symphony Hills Park, Waverly Park, Wolf Trails Park, and Wolftrap Stream Valley Park) meet only a portion of the demand for parkland generated by residential development in the Vienna Planning District. In addition to parkland, the recreational facilities in greatest need in this area include rectangle fields, youth baseball fields, basketball courts, playgrounds, neighborhood skate parks, and trails.

Recreational Impact of Residential Development:

With the Countywide Comprehensive Policy Plan as a guide (Appendix 9, #6 of the Land Use section, as well as Objective 6, Policy a, b and c of the Parks and Recreation section), the Park Authority requests a fair share contribution of \$893 per new resident with any residential rezoning application to offset impacts to park and recreation service levels. This allows the Park Authority to build additional facilities needed as the population increases. To offset the additional impact caused by the proposed development, the applicant should contribute \$5,358 to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property.

SUMMARY OF RECOMMENDATIONS

The Park Authority staff recommends the following:

- Contribute \$5,358 to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property

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

FCPA Reviewer: Paul Ngo
DPZ Coordinator: Laura Arsenau

Copy: Cindy Walsh, Director, Resource Management Division
Laura Arsenau, DPZ Coordinator
Chron File
File Copy

proffers only



**FAIRFAX COUNTY
PUBLIC SCHOOLS**

Department of Facilities and Transportation Services
Office of Facilities Planning Services
8115 Gatehouse Road, Suite 3300
Falls Church, Virginia 22042

August 21, 2015

RECEIVED
Department of Planning & Zoning

AUG 27 2015

Zoning Evaluation Division

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

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

SUBJECT: RZ 2015-HM-010, Christopher W. Warner and Mary J. Warner

ACREAGE: 1.34

TAX MAP: 28-3 ((1)) 46

PROPOSAL:

The rezoning application requests to rezone the site from the R-1 District to the R-3 District. The proposal would permit a maximum of 3 Single Family Detached units. The site currently contains one single family home.

ANALYSIS:

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

School	Capacity 2014 / 2019	Enrollment (9/30/14)	Projected Enrollment 2015-2016	Capacity Balance 2015-2016	Projected Enrollment 2019-20	Capacity Balance 2019-20
Wolftrap ES	569 / 569	585	523	46	500	69
Kilmer MS	1,152 / 1,152	1,312	1,410	-258	1,733	-581
Madison HS	2,098 / 2,098	2,059	2,078	20	2,141	-43

*Capacities based on 2016-20 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, Wolftrap Elementary School is projected to have a surplus capacity. Kilmer Middle and Madison High schools are projected to have a capacity deficit. Beyond the six year projection horizon, enrollment projections are not available.

Capital Improvement Program Projects

The 2016-20 Capital Improvement Program (CIP) suggests creating a new AAP Center at Cooper Middle School. This will provide capacity relief for Kilmer Middle School. Also noted is a capacity deficit to be accommodated with temporary facilities or interior architectural modifications at Madison High School.

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

School level	Single Family Detached ratio	Possible # of units	Possible Student yield
Elementary	.270	1	0
Middle	.085	1	0
High	.175	1	0

0 total

2013 Countywide student yield ratios (November 2014)

Proposed

School level	Single Family Detached ratio	Proposed # of units	Proposed Student yield
Elementary	.270	3	1
Middle	.085	3	0
High	.175	3	1

2 total

2013 Countywide student yield ratios (November 2014)

RECOMMENDATIONS:

Proffer Contribution

A net of 2 new students is anticipated (1 Elementary, 0 Middle, and 1 High). Based on the approved Residential Development Criteria, a proffer contribution of \$23,498 (2 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 that 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. As a result, an escalation proffer would allow for payment of the school proffer based on the current suggested per student proffer contribution in effect at the time of development. 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 modify the ratio of students per unit or the amount of contribution per student, the Applicant shall pay the modified contribution amount for that phase of development to reflect the then-current ratio and/or contribution.

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.

Attachment: Locator Map

cc: Pat Hynes, Chairman, School Board Member, Hunter Mill
Patty Reed, School Board Member, Providence District
Kathy Smith, School Board Member, Sully District
Jane Strauss, School Board Member, Dranesville District
Ted Velkoff, School Board Member, At-Large
Ilryong Moon, School Board Member, At-Large
Ryan McElveen, School Board Member, At-Large
Jeffrey Platenberg, Assistant Superintendent, Facilities and Transportation Services
Douglas Tyson, Assistant Superintendent, Region 1
Fabio Zuluaga, Assistant Superintendent, Region 2
Kevin Sneed, Special Projects Administrator, Capital Projects and Planning
Teresa Khuluki, Principal, Wolfrap Elementary School
Ronald James, Principal, Kilmer Middle School
Susan Robeson, Interim Principal, Madison High School

Fairfax Water

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

RECEIVED
Department of Planning & Zoning

AUG 13 2015

Zoning Evaluation Division

**PLANNING & ENGINEERING
DIVISION**

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

August 11, 2015

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

Re: RZ 2015-HM-010
Christopher W. Warner and
Mary J. Warner
Tax Map: 28-3

Dear Ms. Berlin:

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

1. The property is served by Fairfax Water.
2. Adequate domestic water service is available at the site from an existing 12-inch water main located in Clarks Crossing Road. See the enclosed water system map.
3. Adequate overhead clearances to be provided prior to approval.

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

Sincerely,



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

Enclosure



County of Fairfax, Virginia

MEMORANDUM

DATE: August 31, 2015

TO: Laura Arsenau
Department of Planning and Zoning

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

SUBJECT: Sanitary Sewer Analysis Report

REF: **Application No. RZ 2015-HM-010**
Tax Map No. 028-3-((01))-0046

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 sewer 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 approximately 250 ft from the property and in the Ballycor Drive is adequate for the proposed use at this time.
- The following table indicates the condition of all related sewer facilities and the total effect of this application.

Sewer Network	Existing Use <u>+Application</u>		Existing Use <u>+ Application</u> <u>+Previous Applications</u>		Existing Use <u>+ Application</u> <u>+ 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:**



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		