APPLICATION ACCEPTED: April 14, 2015
PLANNING COMMISSION: February 17, 2016
BOARD OF SUPERVISORS: Not Yet Scheduled

County of Fairfax, Virginia

January 20, 2016

STAFF REPORT

APPLICATION PCA 74-5-158-03

MASON DISTRICT

APPLICANT:	DRW, Inc.
ZONING:	R-12
PARCEL:	81-2 ((1)) 8A
ACREAGE:	10.7 acres
PROPOSED DENSITY:	9.52 dwellings units/acre (du/ac)
OPEN SPACE:	39%
PLAN MAP:	Residential; 5-8 du/ac
PROPOSAL:	The applicant seeks approval of a proffered condition amendment (PCA) to permit modifications to proffers and site design to permit 102 single-family attached units.

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 74-5-158-03, subject to the execution of proffers consistent with those contained in Appendix 1.

Kelly M. Atkinson, AICP

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

Staff also recommends approval of the following waivers and modifications:

- Waiver of the maximum length of a private street in accordance with Paragraph 2 of Section 11-302 of the Zoning Ordinance in favor of that shown on the Generalized Development Plan (GDP).

- Modification of the interparcel access requirement per Paragraph 3B of Section 17-201 of the Zoning Ordinance in favor of that shown on the GDP.

- Waiver and modification of the requirement to construct a 5-foot wide on-road bicycle lane along Edsall Road per Paragraph 3 of Section 17-201 of the Zoning Ordinance in favor of permitting the existing 4-foot wide sidewalk to remain and proposing a 6-foot wide sidewalk and additional right-of-way dedication as shown on the GDP.

- Direct the Director of DPWES to permit a modification of Section 7-802 of the Public Facilities Manual to permit minimum 20-foot wide alleys and ramps for vehicular access and circulation as shown on the GDP.

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

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

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 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

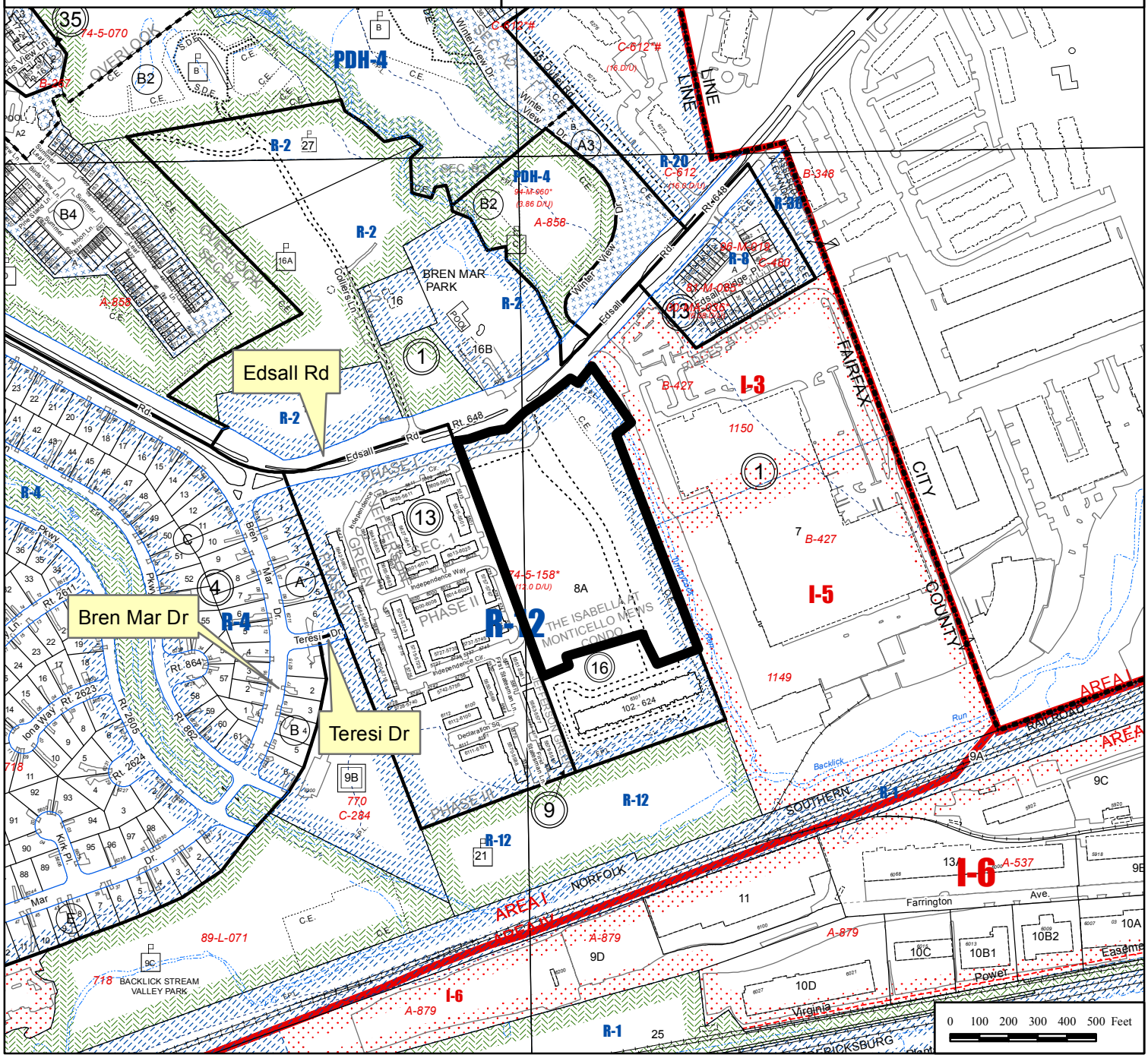
Proffered Condition Amendment

PCA 74-5 -158-03

Applicant: DRW, INC.
Accepted: 04/14/2015
Proposed: MODIFY PROFFERS AND CONDITIONS ASSOCIATED WITH RZ 74-5-158

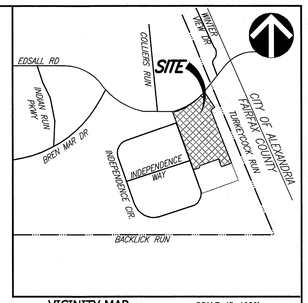
Area: 10.71 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect:
Located: SOUTH SIDE OF EDSALL ROAD APPROXIMATELY 800 FEET EAST OF ITS INTERSECTION WITH BREN MAR DRIVE AND APPROXIMATELY 1200 FEET WEST OF THE CITY OF ALEXANDRIA LINE

Zoning: R-12
Overlay Dist:
Map Ref Num: 081-2- /01/ /0008A



MONTICELLO MEWS SECTION TWO PHASE II

PROFFERED CONDITION AMENDMENT APPLICATION



VICINITY MAP SCALE: 1"=1000'

PCA 74-5-158-03

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

JANUARY 9, 2015
MARCH 24, 2015
JULY 10, 2015
OCTOBER 27, 2015
NOVEMBER 10, 2015
DECEMBER 11, 2015

TAX MAP NO.
81-2 ((1)) 8A

SHEET INDEX:

CIVIL

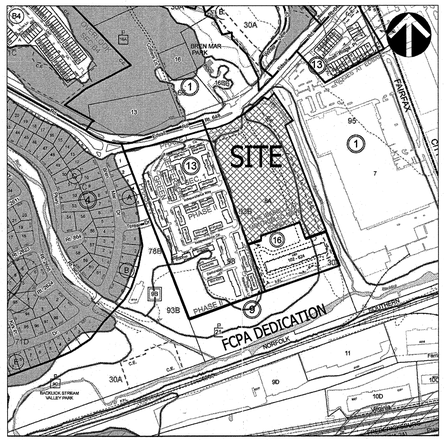
C-1 COVER SHEET
C-2 NOTES AND TABULATIONS
C-3 EXISTING CONDITIONS PLAN
C-4 EXISTING VEGETATION MAP
C-5 GENERALIZED DEVELOPMENT PLAN AND PROFFERED CONDITION AMENDMENT APPLICATION
C-6 PEDESTRIAN AND VEHICULAR CIRCULATION PLAN
C-7 VEHICULAR TURNING EXHIBITS
C-8 STORM WATER / BEST MANAGEMENT PRACTICES MAP
C-9 STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES COMPUTATIONS
C-10 STORM WATER MANAGEMENT COMPUTATIONS AND DETAILS
C-11 ADEQUATE OUTFALL DESCRIPTION

LANDSCAPE

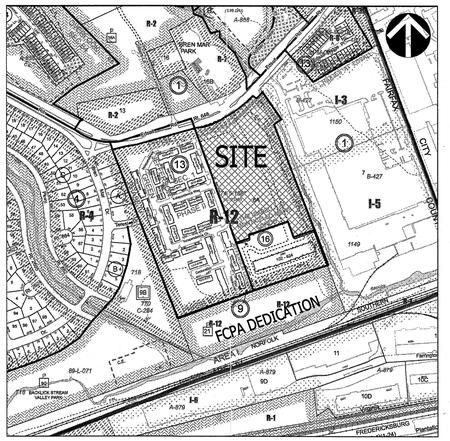
L-1 OVERALL LANDSCAPE PLAN
L-2 DETAILED LANDSCAPE PLAN
L-3 DETAILED LANDSCAPE PLAN
L-4 LANDSCAPE TABULATIONS AND EXHIBITS
L-5 LANDSCAPE DETAILS AND SPECIFICATIONS

ARCHITECTURAL

A-1 CONCEPTUAL ELEVATIONS



SOILS MAP
SCALE: 1" = 500'



ZONING MAP
SCALE: 1" = 500'

SOIL ID	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	ERODABILITY	PROBLEM CLASS
30A	CODUMS & HATBARSOLTS	POOR	POOR	LOW	III
93B	SUMMER DUCK LOAM	MARGINAL	POOR	MEDIUM	II
95	URBAN LAND	N/A	N/A	N/A	IV B

ATTORNEY
HUNTON & WILLIAMS LLP
1751 PINNACLE DRIVE #1700
McLEAN, VIRGINIA 22102
ATTN: JOHN C. McGRANAHAN JR., ESQ.
(703) 714-7400

ENGINEER
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200
TYSONS, VIRGINIA 22102
ATTN: JOHN F. AMATETTI, PE
(703) 442-7800

LANDSCAPE ARCHITECT
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200
TYSONS, VIRGINIA 22102
ATTN: JEFF KREPS, LA/ASLA
(703) 442-7800

OWNER / APPLICANT
DRW, INC
1370 LAMBERTON DRIVE
SILVER SPRING, MARYLAND 20902
ATTN: JOSEPH BRIMMER
(301) 649-5500

TRAFFIC CONSULTANT
WELLS AND ASSOCIATES
11441 ROBERTSON DRIVE, SUITE 201
MANASSAS, VA 20107
ATTN: WILL JOHNSON
(703) 365-9262

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 011447
12/11/15
PROFESSIONAL ENGINEER

VIKA NUMBER VV6056J
SHEET C-1

FILE:P:\projects\6056\6056J\CADD - P\PLANNING\PLANNING DRAWINGS\C-1 6056J COVER.dwg USER:kovith DATE:Dec. 10 2015 TIME: 10:09 am

NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS PROFFERED CONDITION AMENDMENT (PCA) APPLICATION CONSISTS OF THE PARCEL IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS PARCEL 81-2 ((1)) 8A. THE PROPERTY IS CURRENTLY ZONED R-12, PROFFERED. THE PURPOSE OF THIS APPLICATION IS TO AMEND THE PROFFERS ACCEPTED IN PCA-74-5-158-2 TO ALLOW DEVELOPMENT OF SINGLE FAMILY ATTACHED UNITS.
2. THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH VCS83.
3. THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY VIRGINIA VIKA, LLC. AND THE CONTOUR INTERVAL IS ONE (1) FOOT (1929 DATUM).
4. THE BOUNDARY INFORMATION WAS PREPARED BY VIKA VIRGINIA , LLC.
5. THE PROPERTY IS LOCATED IN THE BREN MAR PARK COMMUNITY PLANNING DISTRICT WITHIN THE LINCOLNIA PLANNING DISTRICT OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN. THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN, AS DESCRIBED IN THE STATEMENT OF JUSTIFICATION AND RESIDENTIAL DEVELOPMENT CRITERIA PROVIDED SEPARATELY.
6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SANITARY SEWER.
7. STORM WATER MANAGEMENT AND BMP FACILITIES FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED ON SITE. AN ADEQUATE STORM DRAINAGE OUTFALL WILL BE PROVIDED IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA OF FAIRFAX COUNTY, AT SITE PLAN. THE SUBJECT LAND-DISTURBING ACTIVITY QUALIFIES UNDER THE "TIME LIMITS" PROVISION IN SECTION 124-1-11.A OF THE STORMWATER MANAGEMENT ORDINANCE (SWMO). THIS AMENDMENT TO THE PREVIOUSLY APPROVED ENTITTLEMENT REDUCES THE AMOUNT OF IMPERVIOUS COVER AND THUS DOES NOT INCREASE THE AMOUNT OF PHOSPHOROUS NOR THE AMOUNT OF RUNOFF LEAVING THE SITE AND CAN CONTINUE IN ACCORDANCE WITH THE TECHNICAL CRITERIA IN ARTICLES 5 OF THE SWMO FOR TWO ADDITIONAL PERMIT CYCLES. ADDITIONALLY, COVERAGE UNDER THE STATE GENERAL PERMIT WAS OBTAINED PRIOR TO JULY 1, 2014 AND RENEWED UNDER THE 2014 GENERAL VPDES PERMIT FOR DISCHARGES FROM CONSTRUCTION ACTIVITIES WITH DEQ PERMIT NUMBER VAR107063.
8. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
9. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
10. THE CONTROL BOOTH IS THE ONLY EXISTING STRUCTURE ON THE PROPERTY AND IT WILL BE REMOVED.
11. THE SUBJECT PROPERTY IS LOCATED WITHIN A RESOURCE MANAGEMENT AREA (RMA), FLOODPLAIN, RESOURCE PROTECTION AREA (R.P.A.) AND ENVIRONMENTAL QUALITY CORRIDOR, AS DEPICTED ON THE GDP.
12. LIMITS OF CLEARING AND GRADING SHOWN ON THE GDP ARE PRELIMINARY AND ARE SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING, PARTICULARLY IN THE AREA OF PUBLIC RIGHTS OF WAY AND EASEMENTS. DEVELOPMENT OF THE SITE WILL BE IN GENERAL CONFORMANCE WITH THESE LIMITS. FINAL LIMITS OF CLEARING AND GRADING WILL TAKE INTO CONSIDERATION FINAL ENGINEERING AND DESIGN AND SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE COUNTY URBAN FORESTER AT THE TIME OF SITE PLAN REVIEW.
13. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF ALL REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS, SUBJECT TO MARKET CONDITIONS.
14. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, EXCEPT FOR WAIVERS / MODIFICATIONS OUTLINED ON SHEET C-5 AND DESCRIBED IN THE STATEMENT OF JUSTIFICATION.
15. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON ARE CONCEPTUAL AND MAY BE MODIFIED AT THE TIME OF SITE PLAN IN ACCORDANCE WITH ARTICLE 13 & ARTICLE 17 THE ZONING ORDINANCE, AND WAIVERS / MODIFICATION APPROVED AS PART OF THIS APPLICATION AS SET FORTH ON SHEET C-5.
16. THE BUILDING FOOTPRINTS, DRIVEWAYS, ROADS AND PARKING DESIGNATION / LAYOUT REPRESENTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO CHANGE WITH THE FINAL SITE PLAN SUBJECT TO SUBSTANTIAL CONFORMANCE WITH THE GDP. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED AND THE NUMBER OF PARKING SPACES OUTSIDE MAY BE CHANGED, SO LONG AS THE MINIMUM OPEN SPACE IS PROVIDED, AND THE AMOUNT OF LANDSCAPING AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED.
17. ADDITIONAL SITE FEATURES AND PERMITTED ACCESSORY USES SUCH AS FENCING , ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED, SUBJECT TO SUBSTANTIAL CONFORMANCE WITH THE GDPA AND APPLICABLE ZONING ORDINANCE PROVISIONS. DECKS, BALCONIES AND / OR FENCED PRIVACY YARDS TO BE ADDED AT TIME OF SITE PLAN REVIEW AS DETERMINED BY THE APPLICANT.
18. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES. SEE STATEMENT OF JUSTIFICATION FOR A MORE DETAILED DISCUSSION.
19. THE PROJECT WILL MEET THE MINIMUM PARKING REQUIREMENTS AS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE. SEE PARKING TABULATION. THE ACTUAL NUMBER AND LOCATION OF PARKING SPACES PROVIDED MAY BE ADJUSTED AT SITE PLAN, SUBJECT TO SUBSTANTIAL CONFORMANCE WITH THE GDP.
20. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE ARTICLE 12 AND ARTICLE 14. EXACT HEIGHT, AREA AND ILLUMINATION FEATURES WILL BE DETERMINED AT TIME OF SITE PLAN.
21. SCENIC ASSETS OR NATURAL FEATURES SUCH AS RPA AND FLOODPLAIN AREAS ON THIS SITE THAT ARE WORTHY OF PRESERVATION AND DELINEATION ARE SHOWN ON THE GDP.
22. THERE ARE NO EXISTING MAJOR UTILITY EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE. THERE ARE NO MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THIS SITE.
23. APPLICANT RESERVES THE RIGHT TO REDUCE THE FINAL NUMBER OF UNITS AT THE TIME OF SITE PLAN. THE APPLICANT RESERVES THE RIGHT TO LOCATE PERMITTED ACCESSORY USES ON THE SITE, SUBJECT TO SUBSTANTIAL CONFORMANCE WITH THE GDP.
24. MODIFICATIONS AND WAIVERS MAY BE REQUESTED WITH THE SITE PLAN SUBMITTAL FOR THE SUBJECT PROPERTY PER ARTICLES 17 AND 18 OF THE ZONING ORDINANCE.
25. THE SUBJECT PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING. ANY PROPOSED SUBDIVISION MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPW & ES WITHOUT REQUIRING INTERPRETATION OR AMENDMENT OF THE GDP AND / OR PROFFERS. THE APPLICANT ALSO RESERVES THE RIGHT TO DEVELOP ALL THE UNITS AS A CONDOMINIUM OR AS OUTLINED IN NOTE 28.
26. THE FINAL LOCATION AND TYPE OF PEDESTRIAN ACCESS, DRIVEWAYS, ACCESSIBLE RAMPS AND STREET ACCESSIBLE PARKING SPACE LOCATIONS SHALL BE DETERMINED AT SITE PLAN.
27. ALL IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY ARE SUBJECT TO VDOT APPROVAL. IMPROVEMENTS AND DEDICATION WILL BE PROVIDED ALONG EDSALL ROAD .
28. THE APPLICANT RESERVES THE RIGHT UNDER ARTICLE 2-1101 TO UTILIZE THE BULK REGULATIONS UNDER SECTION 3-1210, IF WORKFORCE HOUSING (WFH) IS APPROVED. ALL BULK PLANE REQUIREMENTS UNDER SECTION 3-1210 WILL BE DEMONSTRATED ON THE SITE PLAN. THE APPLICANT ALSO RESERVES THE RIGHT TO ESTABLISH FEE SIMPLE LOTS AND DEMONSTRATE MEETING THE MINIMUM YARD REQUIREMENTS OF SECTIONS 3-1207 AND/OR 13-1210 AT TIME OF FINAL SITE PLAN.
29. THE PROPERTY SHOWN HEREIN IS NOW IN THE NAME DRW, INC. AS FOUND IN DEED BOOK 5473 AT PAGE 1220 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
30. ALL REQUIRED SIDEWALKS, RAMPS, DRIVEWAYS WILL BE ADA COMPLIANT.
31. GRADING ON THIS APPLICATION IS CONCEPTUAL AND SUBJECT TO DETERMINATION AT FINAL SITE PLAN APPROVAL
32. FINAL RETAINING WALL LOCATION AND HEIGHT SHALL BE DETERMINED AT FINAL SITE PLAN, SUBJECT TO SUBSTANTIAL CONFORMANCE WITH THE GDP.
33. TABULATIONS AND GRAPHICS SHOWN FOR SECTION ONE AND SECTION TWO PHASE I ARE SHOWN FOR INFORMATION ONLY AND NO CHANGE IS PROPOSED.
34. THE COUNTYWIDE TRAILS PLAN INDICATES A STREAM VALLEY TRAIL ON THE SUBJECT PROPERTY.
35. THERE ARE NO PLANS FOR MAJOR SANITARY SEWER IMPROVEMENTS.
36. THERE ARE NO PUBLIC IMPROVEMENTS OFF SITE PROPOSED WITH THIS DEVELOPMENT. (SEE SHEET C-6)
37. THERE IS NO PUBLIC VEHICLE ACCESS TO THE PARK LAND PROPOSED WITH THIS DEVELOPMENT.

ORIGINAL AREA TABULATION APPROVED PER PCA 74-5-158-02

SECTION ONE:

Total Units	199 APPROVED - 195 EXISTING
Parking Required	398
Parking Provided	406
Phase One	4.4357 Acres
Residue Section One	11.8681 Acres
TOTAL AREA SECTION ONE	16.3038 Acres

SECTION TWO:

Total Units	297
Parking Required	446
Parking Provided	456
TOTAL AREA SECTION TWO	14.8262 Acres
PARCEL A FCPA DEDICATION	8.3353 Acres
STREET DEDICATION	1.9067 Acres
TOTAL AREA:	41.3720 Acres
OPEN SPACE:	
Open Space Required	10.3430 Acres (25%)
Open Space Provided	10.3430 Acres Minimum (25%)
TOTAL UNITS	496
TOTAL PARKING PROVIDED	866
DENSITY	11.99 DU/AC

EXISTING AS-BUILT TABULATION FOR GDP/PCA - 2

SECTION ONE:

Total SFA Units	199 APPROVED - 195 EXISTING
Minimum Parking Required	398
Parking Provided	406
Phase One	4.4357 Acres
Residue Section One	11.8681 Acres
	* Including Edsall Dedication
TOTAL AREA SECTION ONE:	16.3038 Acres

AS-BUILT SECTION TWO PHASE I:

AREA MULTI-FAMILY UNITS	4.1135 Acres *
Existing Multi-Family Units	144
Minimum Parking Required	231
Parking Provided	231
	* Including 0.0275 Acre Edsall Dedication
OPEN SPACE	
Minimum Open Space Required	1.0284 Acres
Open Space Provided	1.503 Acres - (Not Including 8.3553 Acre Park Dedication)

PROPOSED TABULATION FOR PCA 74-5-158-03

PROPOSED SECTION TWO PHASE II:

AREA SECTION TWO Phase II	10.7127 Acres
Total SFA Units proposed	102 (153 permitted *)
Minimum Parking Required	276
Parking Provided	276
OPEN SPACE:	
Minimum Open Space Required	2.6782 Acres (25%*)
Open Space Provided	4.18 Acres (39%**)
DENSITY	9.52 Units/Acre
TOTAL AREA SECTION TWO	14.8262 Acres

* Under Current Entitlement

** Not including FCPA 8.3553 Acres Park Dedication by this applicant or previous open space provided in Section One or Section Two Phase I.

OVERALL TABULATIONS EXISTING AND PROPOSED

EXISTING SECTION ONE, EXISTING SECTION TWO - PHASE I AND PROPOSED SECTION TWO - PHASE II

TOTAL AREA SECTION ONE:	16.3038 Acres SECTION 1 PHASE I			
TOTAL AREA SECTION TWO:	14.8262 Acres SECTION 2 PHASE I AND SECTION 2 PHASE II(INCLUDING DEDICATION)			
FCPA DEDICATION:	8.3353 Acres PHASE I			
SECTION ONE STREET DEDICATION:	1.9067 Acres Phase I			
TOTAL AREA:	41.3720 Acres			
OPEN SPACE:				
MINIMUM REQUIRED:	10.3430 Acres	or	25%	8.3353 FCPA DED.
PROVIDED:	14.0183 Acres *	or	34%	1.503 SECT. 2, PH 1 OPEN SPACE
	*NOT INCLUDING SECTION ONE			4.18 SECT. 2, PH 2 OPEN SPACE

TOTAL UNITS:	
SECTION ONE	195 (Existing) (199 APPROVED) SECTION 1 PHASE I
SECTION TWO	144 (Existing) SECTION 2 PHASE I
	102 (Proposed) (97 MARKET AND 5 WFU) SECTION 2 PHASE II
	(153 PERMITTED AND APPROVED)
TOTAL	441 UNITS (SEE PROFFERS)
DENSITY:	
PERMITTED	11.99 du/ac
PROVIDED	10.66 du/ac

DETAILED PROPOSED DEVELOPMENT BULK TABULATIONS CONVENTIONAL DEVELOPMENT - PER SECTION 3-1207

Zoning District: R-12 / Area: 10.7127 Acres (466,644 square Feet)

SITE TABULATIONS	Required	Proposed
Maximum Density:	12 Units/Acre	9.52 Units/Acre
Minimum District Size:	4 Acres	10.7127 Acres
Minimum Lot Area:	No requirement	AS SHOWN ON THE GDP - SEE SHEET C-6
Minimum Lot Width:	18 Feet	20 Feet (Condominium) - 18 FEET (WFU)
Maximum Building Height:	35 Feet	35 Feet
Minimum Parking: 2.7 / Unit x 102 =	276	276
Minimum Yards: Single Family Attached:		
Front: 15 degree angle bulk plane - 5 feet MIN.		85 Feet
Side: 15 degree angle bulk plane - 10 Feet MIN.		35/70 Feet
Rear: 30 degree angle bulk plane - 20 Feet MIN.		35 Feet
Minimum Open Space:	25%	39% (4.18 Acres)

DETAILED PROPOSED DEVELOPMENT BULK TABULATIONS ADU/WFH DEVELOPMENT - PER SECTION 3-1210

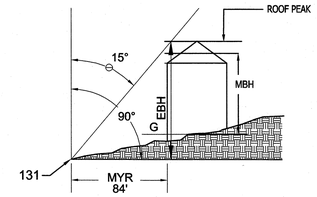
Zoning District: R-12 / Area: 10.7127 Acres (466,644 square Feet)

SITE TABULATIONS	Required	Proposed
Maximum Density:	14.4 Units/Acre	9.52 Units/Acre
Minimum District Size:	4 Acres	10.7127 Acres
Minimum Lot Area:	No requirement	AS SHOWN ON THE GDP - SEE SHEET C-6
Minimum Lot Width:	14 Feet	20 Feet (Condominium) - 18 FEET (WFU)
Maximum Building Height:	40 Feet	40 Feet
Minimum Parking: 2.7 / Unit x 102 =	276	276
Minimum Yards: Single Family Attached:		
Front: 15 degree angle bulk plane - 5 feet MIN.		85 Feet
Side: 15 degree angle bulk plane - 8 Feet MIN.		35/70 Feet
Rear: 30 degree angle bulk plane - 16 Feet MIN.		35 Feet
Minimum Open Space:	20%	39% (4.18 Acres)

R-12 BULK PLANE ILLUSTRATION AT PERIMETER FOR CONVENTIONAL SUBDIVISIONS

NOT TO SCALE (R-12 BULK REGULATIONS FOR ADU DEVELOPMENTS PER SECTION 3-1210, IF APPROVED, WILL BE DEMONSTRATED WITH THE SITE PLAN. SEE NOTE #28 THIS SHEET.)

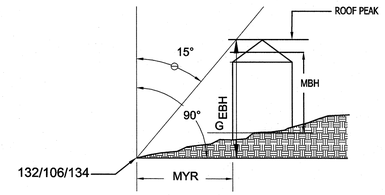
FRONT YARD (BULK PLANE A)



Θ : ANGLE OF BULK PLANE =15° (FRONT YARD) (MIN 5')
LL : LOT LINE (ELEV = 131 ±)
MYR : MINIMUM YARD REQUIRED ±11' (84' PROVIDED)
EBH : EFFECTIVE BUILDING HEIGHT (38±)
MBH : MAXIMUM BUILDING HEIGHT (35')
G : GRADE FOR HEIGHT CALCULATIONS= 129'
MYR = EBH tan Θ
EBH = MYR / tan Θ

A
R-12 DISTRICT
EBH 38'±
MINIMUM FRONT YARD = 11 FEET
LL = 132'±
G = 132'±

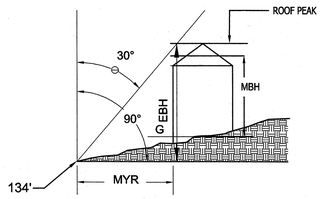
SIDE YARD (BULK PLANE B / C / D)



Θ : ANGLE OF BULK PLANE = 15° (SIDE YARD) (MIN 10)
LL : LOT LINE (ELEV = 132'± / 106'± / 134'±)
MYR : MINIMUM YARD REQUIREMENT ±11' / ±15' / ±11' (20' / 70' / 20' PROVIDED)
EBH : EFFECTIVE BUILDING HEIGHT (40'± / 58'± / 40'±)
MBH : MAXIMUM BUILDING HEIGHT (35')
G : GRADE FOR HEIGHT CALCULATIONS = 130'± / 124'± / 134'±
MYR = EBH tan Θ
EBH = MYR / tan Θ

B / C / D
R-12 DISTRICT
EBH 40'± / 58± / 40±
MINIMUM SIDE YARD = 11/15/11 FEET
LL = 132'± / 106'± / 134'±
G = 130'± / 124'± / 134'±

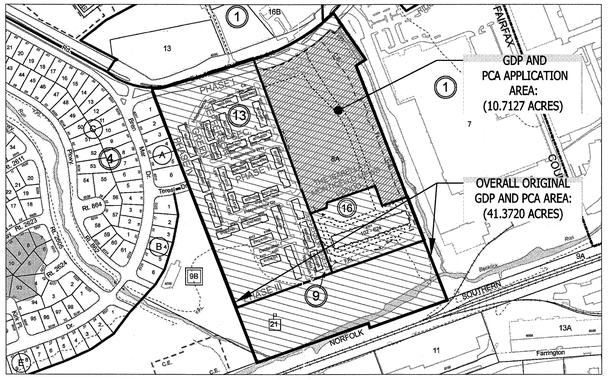
REAR YARD (BULK PLANE E)



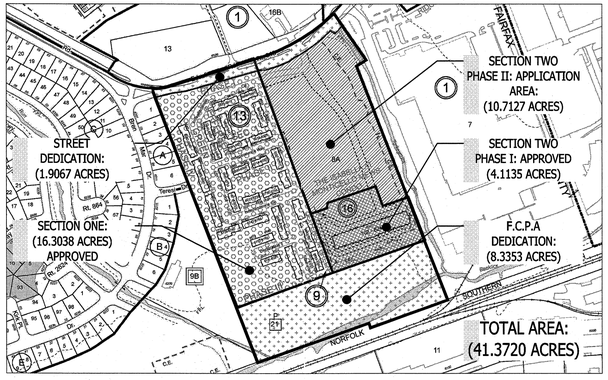
Θ : ANGLE OF BULK PLANE = 30° (REAR YARD) (MIN 20')
LL : LOT LINE (ELEV = 132 ±)
MYR : MINIMUM YARD REQUIREMENT ±23' (26' PROVIDED)
EBH : EFFECTIVE BUILDING HEIGHT (40')
MBH : MAXIMUM BUILDING HEIGHT (35')
G : GRADE FOR HEIGHT CALCULATIONS= 132±'
MYR = EBH tan Θ
EBH = MYR / tan Θ

E
R-12 DISTRICT
EBH 40'±
MINIMUM REAR YARD = 23 FEET
LL = 132'±
G = 132'±

GDP KEY MAP SCALE: 1"=400'



SECTION PLAN SCALE: 1"=400'



COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 011447
12/11/15
PROFESSIONAL ENGINEER

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VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
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MONTICELLO MEWS SECTION TWO PHASE II

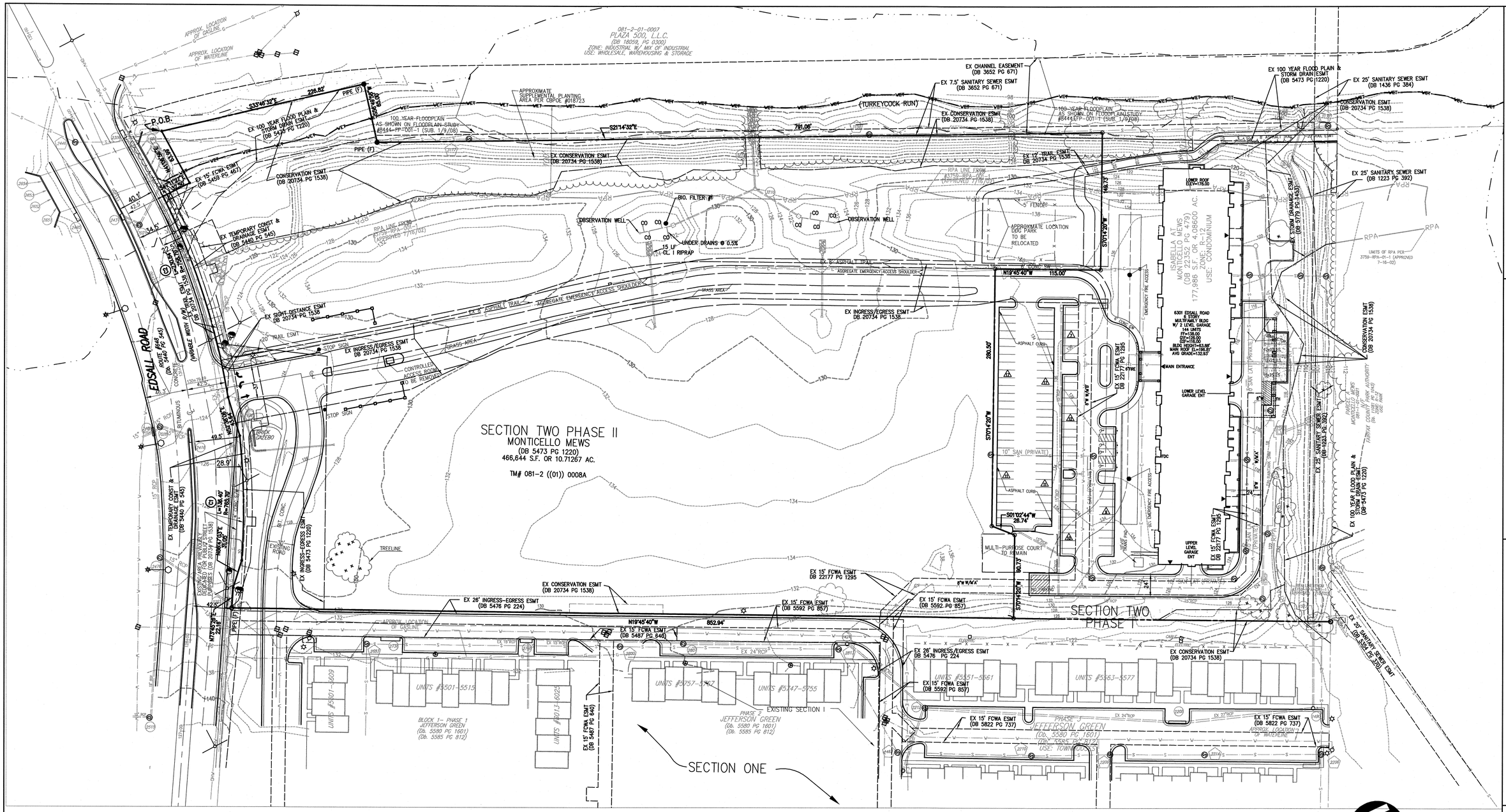
MASON DISTRICT
FAIRFAX COUNTY, VA

NOTES AND TABULATIONS

VIKA REVISIONS
MARCH 24, 2015
JULY 10, 2015
OCTOBER 27, 2015
NOVEMBER 10, 2015
DECEMBER 11, 2015

DATE: JANUARY 9, 2015	
DES. BB	DWN. ARC
SCALE: NTS	
PROJECT/FILE NO. 6056J	
SHEET NO. C - 2	

FILE:P:\projects\6056\6056\CADD - P\PLANNING\PLANNING DRAWINGS\C-2 6056J NOTES.dwg USER:kenith DATE:Dec. 10 2015 TIME: 10:11 am



LEGEND:

- ELECTRICAL MANHOLE
- ELECTRICAL JUNCTION BOX
- GUY POLE
- LIGHT POLE
- GROUND LIGHT
- UTILITY POLE
- PHONE MANHOLE
- PHONE PEDESTAL
- CABLE TELEVISION PEDESTAL
- GAS VALVE
- GAS MANHOLE
- GAS MARKER
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- STORM DRAIN MANHOLE
- CATCH BASIN RIM
- INLETS
- CURB INLET
- SANITARY MANHOLE
- SANITARY CLEANOUT
- WATER METER
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- IRRIGATION CONTROL VALVE
- WELL
- WSO
- TREE
- HANDICAP
- PARKING METER
- HVAC UNIT
- UKNOWN UTILITY MANHOLE
- BOLLARD
- COLUMN
- CENTERLINE
- SOIL BORING
- TEST PIT
- SIGN POST
- WOOD POST
- IRON PIPE FOUND
- REBAR FOUND
- PKNAIL FOUND
- DRILL HOLE FOUND
- BENCHMARK

CONC CONCRETE
C&G CURB AND GUTTER
TRANS ELECTRICAL TRANSFORMER
ASPH ASPHALT
ESMT EASEMENT
BLDG BUILDING
RCP REINFORCED CONCRETE PIPE
CMP CORRIGATED METAL PIPE
R/W RIGHT-OF-WAY
HCR HANDICAP RAMP
DB DEED BOOK
PG PAGE
TRANS ELECTRIC TRANSFORMER
BRL BUILDING RESTRICTION LINE

COMMONWEALTH OF VIRGINIA
12·11·15
FRANKLIN E. JENKINS
Lic No. 2061
LAND SURVEYOR

VCS 83

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

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MONTICELLO MEWS SECTION TWO PHASE II

MASON DISTRICT
FAIRFAX COUNTY, VA

EXISTING CONDITIONS PLAN

VIKA REVISIONS

MARCH 24, 2015
JULY 10, 2015
OCTOBER 27, 2015
NOVEMBER 10, 2015
DECEMBER 11,, 2015

DATE: FEBRUARY 17, 2015

DES.	DWN.
FEJ	SW

SCALE: 1"=50'

PROJECT/FILE NO. 6056J

SHEET NO. C-3

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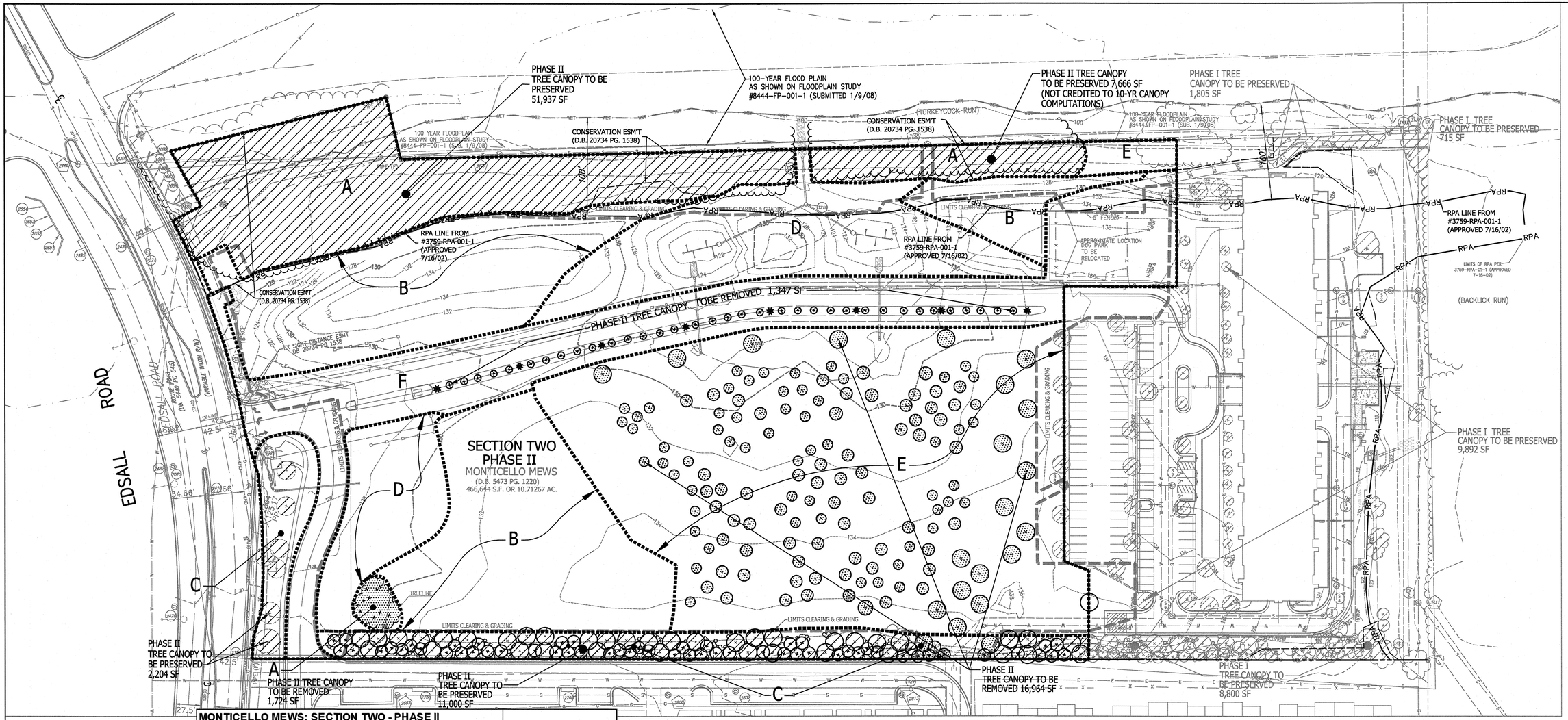

AREA-B
Acer rubrum - Red Maple
Betula nigra - River Birch
Cercus candensis - Eastern Redbud
Juniperus hetzii - Hetzi Juniper
Quercus palustris - Pin Oak
Pinus virginiana - Virginia Pine
AREA-C
Acer rubrum - Red Maple
Cornus amomum - Silky Dogwood
Cupressocyparis - leylandii - Leyland Cypress
Ilex opaca - American Holly
Juniperus hetzii - Hetzi Juniper
Lagerstroemia indica - Crepmyrtle
Magnolia virginiana - Sweetbay Magnolia
Pinus thundbergii - Japanese Black Pine
Quercus palustris - Pin Oak
AREA-D
Cercus candensis - Eastern Redbud
Magnolia virginiana - Sweetbay Magnolia
Quercus palustris - Pin Oak
AREA-E
Acer rubrum - Red Maple
Cercus candensis - Eastern Redbud
Ilex opaca - American Holly
Juniper hetzii - Hetzi Juniper
Liquidambar styraciflua - Sweetgum
Quercus phellos - Willow Oak

\\192.168.10.201\projects\projects\6056\6056J\DATA -X\Landscape & Trees\[Ex Vegetation Cover Types (2014.12.17).xlsx]Sheet1

MONTICELLO MEWS: SECTION TWO - PHASE II
Table 12.3 Tree Preservation Target Calculations and Statement — **September 24, 2015**

A	Pre-development area of existing tree canopy (from Exisiting Vegetation Map)(SF) =	92,842	See § 12-0508.2 (See Sht C-4)
B	Percentage of gross site area covered by existing tree canopy =	19.9%	
C	Percentage of 10-year tree canopy required for site =	15%	See Table 12.4
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	19.9%	
E	Proposed percentage of canopy requirement that will be met through tree preservation =	108.2%	
F	Has the Tree Preservation Target minimum been met?	Yes	Provide Yes or No
G	If No for line A 6, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the T	N/A	Provide sheet number, see § 12-0508.3
H	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0508.4	N/A	See § 12-0508.4
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	Yes	

EVM COVER TYPE SUMMERY TABLE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
A	UPLAND FOREST	EARLY SUCCESSIONAL	60,811	GENERALLY GOOD	SEE VEGETATION COVER TABLE	REMANENT CONIFER AND HARDWOOD
B	DEVELOPED LANDSCAPE	EARLY SUCCESSIONAL	101,255	GENERALLY GOOD	SEE VEGETATION COVER TABLE	INSTALLED LANDSCAPE WITH SITE DEVELOPMENT
C	DEVELOPED LANDSCAPE	PIONEER	31,212	GENERALLY GOOD	SEE VEGETATION COVER TABLE	INSTALLED LANDSCAPE WITH SITE DEVELOPMENT
D	MAINTAINED GRASSLAND (REFORESTED)	N/A	55,334	GENERALLY GOOD	* SEE VEGETATION COVER TABLE	INSTALLED WITH APPV'D SITE PLAN 3759-SPV-006-H-1
E	OPEN FIELD (REVEGETATION AREA)	PIONEER	146,967	GENERALLY GOOD	SEE VEGETATION COVER TABLE	INSTALLED WITH APPV'D SITE PLAN 3759-SPV-006-H-1
F	DEVELOPED LAND	N/A	71,065	N/A	N/A	VEHICLE TRAVEL LANE. INSTALLED WITH APPV'D SITE PLAN 3759-SP-006-3
		TOTAL AREA	466,644			

* THE EXISTING VEGETATION NOTED WITH AREA-D COVER TYPE SUMMERY IS THAT PLANT MATERIAL INVENTORIED WHICH HAD BEEN INSTALLED WITHIN THE BIORETENTION FACILITIES AS SPECIFIED WITH APPROVED FFX CO PLAN: 3759-SPV-006-H-1.

\\192.168.10.201\projects\projects\6056\6056J\DATA -X\Landscape & Trees\[EVM Cov Typ Tbl (2014.12.16).xlsx]Sheet1

VEGETATION COVER TYPES

AREA-A
Acer rubrum - Red Maple
Juniperus virginiana - Red Cedar
Diospros virginiana - Common Persimmon
Liquidambar styraciflua - Sweetgum
Platanus occidentalis - American Sycamore
Prunus serotina - Black Cherry
Pyrus communis - Common Pear
Quercus alba - White Oak
Quercus prinus - Chestnut Oak
Robinia pseudoacacia - Black Locust
Taxodium distichum- Baldcypress

LEGEND

- EXISTING TREES
- EXISTING TREES TO BE PRESERVED
- EXISTING VEGETATION AREA BOUNDARY
- EXISTING CANOPY TO BE REMOVED (20,935 S.F.)
- EXISTING VEGETATION TO BE PRESERVED STD. CANOPY (13,204 S.F.) RPA CANOPY (51,937 SF)
- LIMITS OF CLEARING AND GRADING

COMMONWEALTH OF VIRGINIA — JOHN F. AMATETTI — Lic. No. 011447 — 12/11/15 — PROFESSIONAL ENGINEER

VCS 83

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

EVM NARRATIVE

THE MAJORITY OF THE SUBJECT SITE HAD BEEN CLEARED FOR DEVELOPMENT IN ACCORDANCE WITH APPROVED FAIRFAX COUNTY SITE PLAN 3759-SP-006-3. THAT SUBJECT PLAN SPECIFIED AND DEPICTED PRESERVATION OF THE EXISTING WOODED CORRIDOR WITHIN AND ADJACENT TO THE TURKEY COCK RUN STREAM VALLEY. THIS REMNANT WOODED AREA IS ALSO WITHIN THE RESOURCE PROTECTION AREA (RPA) DELINEATED IN FAIRFAX COUNTY PLAN 3759-RPA-001-1 (APPROVED 7/16/2002). THIS AREA WHICH IS SHOWN TO BE PRESERVED IS WITHIN A RECORDED CONSERVATION EASEMENT (DB20734 / PG1538). THE TREE PRESERVATION AREA SPECIFIED CONSISTS OF EARLY SUCCESSIONAL FOREST COVER WHICH INCLUDES CONFER AND DECIDUOUS TREES. THE SUBJECT TREE PRESERVATION AREAS 12.8% OF THE SUBJECT SITE. OTHER EXISTING VEGETATION ON THE SUBJECT SITE ARE ADJACENT TO THE FOREST COVER AND ARE OPEN GRASS AREAS HAD BEEN REFORESTED AND REVEGETATED WITH SMALL 1" CALIPER AND BARE ROOT SAPLING NURSERY STOCK. THESE AREAS HAVE NOT BEEN FACTORED INTO THE EXISTING VEGETATION CANOPY AS IT DOES NOT MEET CRITERIA IN PFM SECTION 12-0506.1A.

WITH APPROVED SITE PLAN REVISION 3759-SPV-006-H-1 THE WESTERN BOUNDARY HAD BEEN SPECIFIED TO BE PLANTED AS TRANSITIONAL YARD. THIS AREA HAS BEEN INVENTORIED AS EXISTING CANOPY AND IS SHOWN TO BE PRESERVED. OVERALL, THE GENERAL HEALTH AND CONDITION APPEARS TO BE GOOD AND GENERALLY SHOWS GOOD VIGOR AND VITALITY. THE SITE IS CURRENTLY ZONED R-12 AND WITH THIS APPLICATION THE SITE IS PROPOSED TO DEVELOPED WITH RESIDENTIAL TOWNHOUSES.

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

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MONTICELLO MEWS SECTION TWO PHASE II

MASON DISTRICT
FAIRFAX COUNTY, VA

EXISTING VEGETATION MAP

VIKA REVISIONS
MARCH 24, 2015
JULY 10, 2015
OCTOBER 27, 2015
NOVEMBER 10, 2015
DECEMBER 11, 2015

DATE: JANUARY 9, 2015
DES. NPK — DWN. NPK
SCALE: 1"=50'
PROJECT/FILE NO. 6056J
SHEET NO. C - 4

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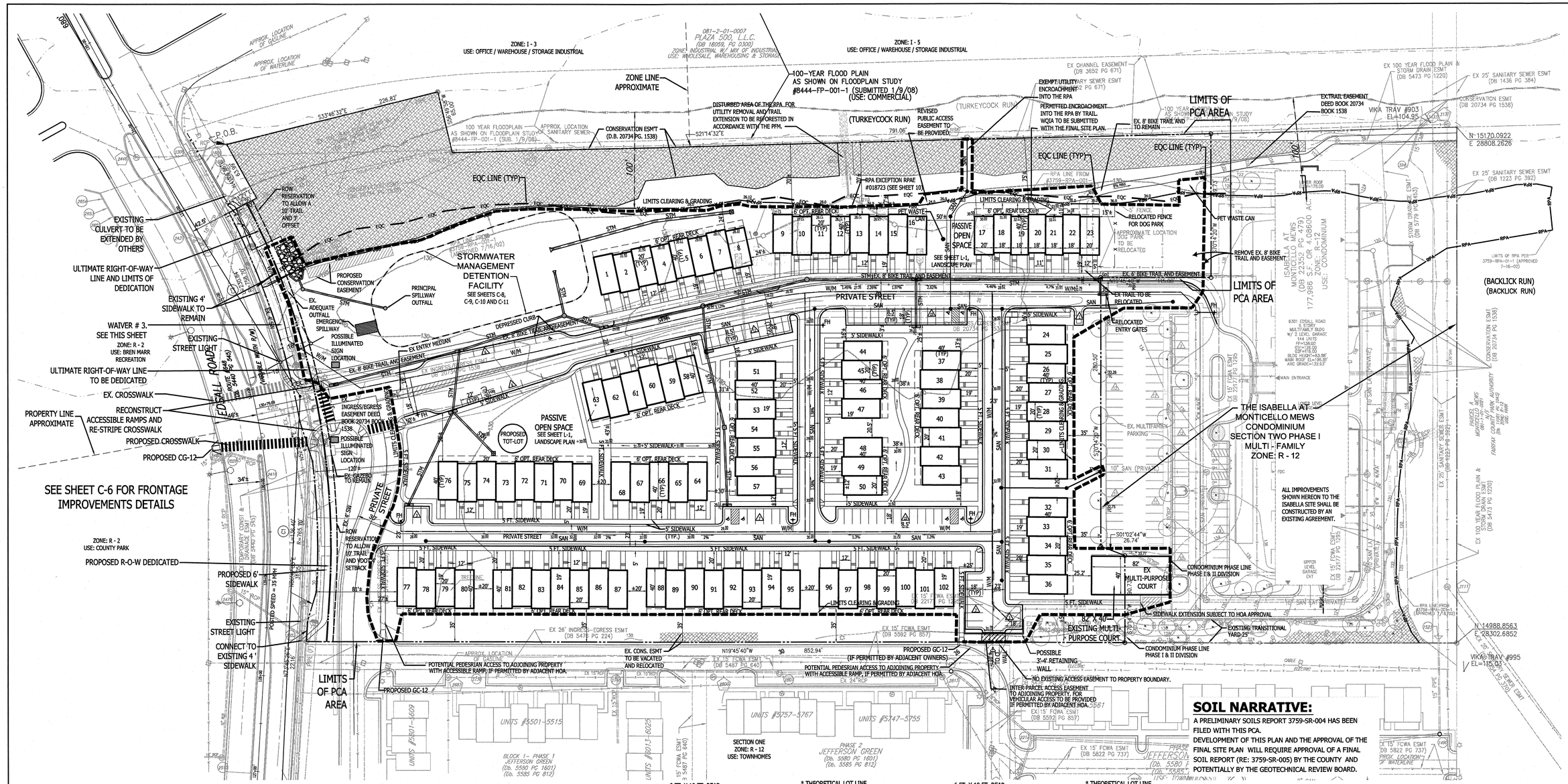


LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE / LIMITS OF PCA AREA
	LIMITS OF CLEARING AND GRADING
RPA	RPA LINE
	PROPOSED 8 FT. TRAIL
EQC	EQC LINE
	PET WASTE CANISTER

THE LOCATION OF ALL DWELLING UNITS, AS SHOWN HEREON, ARE PRELIMINARY AND MAY BE ALTERED AT THE TIME OF FINAL SITE PLAN DUE TO UTILITY LOCATIONS, ROADWAY DESIGN AND RECOMMENDATIONS FOR BUILDING LOCATIONS AS DETERMINED IN THE GEOTECHNICAL REPORT. IN NO CASE SHALL THE TOTAL NUMBER OF DWELLING UNITS BE INCREASE, OR THE TOTAL AREA OF OPEN SPACE BE DECREASE FROM THAT WHICH IS SHOWN ON THE GDP.
THE PROPERTY OWNER RESERVES THE RIGHT TO AMEND THIS GDP IN THE FUTURE TO ALLOW FOR THE CONSTRUCTION OF 153 DWELLING UNITS APPROVED UNDER PCA 75-5-158-2

WAIVERS AND MODIFICATIONS

ZONING ORDINANCE MODIFICATIONS REQUESTED

ZONING ORDINANCE ARTICLE 11 – PARKING AND LOADING

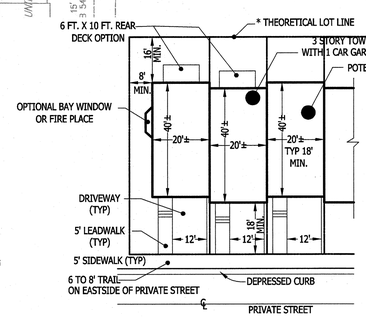
1. WAIVER OF THE MAXIMUM LENGTH OF PRIVATE STREETS AS PROVIDED IN PARAGRAPH 2 OF SECTION 11-302, OF THE ZONING ORDINACE TO ALLOW PRIVATE STREETS IN EXCESS OF 600 FEET IN LENGTH.

ZONING ORDINANCE ARTICLE 17 – SITE PLANS

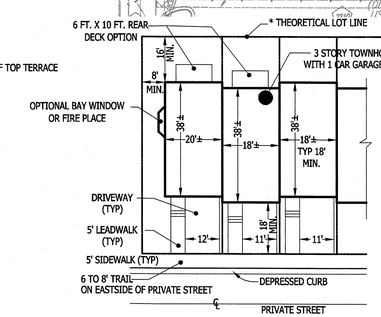
2. WAIVER OF ZONING ORDINANCE PARAGRAPH 3B OF SECTION 17-201 OF THE ZONING ORDINACE, REQUIRING ADDITIONAL INTERPARCEL ACCESS TO ADJOINING PARCELS (OTHER THAN THOSE SHOWN ON THE GDP AND AS PROFFERED).
3. WAIVER AND MODIFICATION TO PARAGRAPH 3 OF SECTION 17-201 OF THE ZONING ORDINANCE TO ALLOW THE CURB AND FOUR (4) FOOT SIDEWALK ALONG EDSALL ROAD EAST OF THE EXISTING PRIVATE DRIVE TO REMAIN. THE APPLICANT REQUESTS THE PROPOSED 6 FOOT SIDEWALK LOCATED ADJACENT TO EDSALL ROAD BE DEEMED TO MEET THE CRITERIA OF THE COMPREHENSIVE PLAN WHICH REQUIRES ON STEET BIKE LANES. THE APPLICANT MAKES THIS REQUEST DO TO THE FACT THERE ARE NO EXISTING ON-STREET BIKE LANES AND/OR A 10 FOOT SHARED USE TRAIL ALONG EDSALL ROAD ABUTTING THE PROPERTIES ON EITHER SIDE. THE APPLICANT WILL BE PROVIDING FULL RIGHT-OF-WAY DEDICATION ALONG THE PROPERTIES FULL FRONTAGE WITH EDSALL ROAD.

PFM WAIVERS REQUESTED

1. A MODIFICATION OF THE PFM SECTION 7-802 TO PERMIT MINIMUM 20 FOOT WIDE ALLEYS AND RAMPS FOR VEHICULAR ACCESS AND CIRCULATION IN AREAS INDICATED ON THE GDP PLAN.



TYPICAL FRONT LOAD UNIT LAYOUT SFA (CONDOMINIUM) *
NTS



TYPICAL WFU SFA FRONT LOAD UNIT (CONDOMINIUM) *
NTS

FOR BULK REGULATIONS RELATING TO ADU/WFH DEVELOPMENTS SEE NOTE 28 ON SHEET C-2

* FEE SIMPLE R-12 LOT CONFIGURATION BASED UPON MINIMUMS SHOWN HERE, ACTUAL HEIGHTS/YARDS WILL BE DEMONSTRATED AT FINAL SITE PLAN IF FEE SIMPLE OPTION EXERCISED.

PARKING TABULATION

102 UNITS AT 2.7 SPACES / UNIT = 276 REGULAR SPACES
PROVIDED: 102 IN GARAGE
102 IN DRIVEWAY
72 SURFACE (INCLUDE ±8 ACCESSIBLE SPACES)
276 TOTAL

* FEE SIMPLE R-12 LOT CONFIGURATION BASED UPON MINIMUMS SHOWN HERE, ACTUAL HEIGHTS/YARDS WILL BE DEMONSTRATED AT FINAL SITE PLAN IF FEE SIMPLE OPTION EXERCISED.

SOIL NARRATIVE:

A PRELIMINARY SOILS REPORT 3759-SR-004 HAS BEEN FILED WITH THIS PCA.
DEVELOPMENT OF THIS PLAN AND THE APPROVAL OF THE FINAL SITE PLAN WILL REQUIRE APPROVAL OF A FINAL SOIL REPORT (RE: 3759-SR-005) BY THE COUNTY AND POTENTIALLY BY THE GEOTECHNICAL REVIEW BOARD.

FIRE CODE COMPLIANCE NARRATIVE:

ALL AREAS IDENTIFIED AS FIRE LANES, FIRE DEPARTMENT TURN AROUND, FIRE DEPARTMENT ACCESS AREAS OR OTHER RESTRICTED AREAS WILL HAVE BOLLARDS, PAINT, SIGNAGE AND OTHER REQUIRED IDENTIFICATION INSTALLED AS REQUIRED, PRIOR TO OCCUPANCY.

UTILITIES AND GRADING:

ALL UTILITIES AND GRADING SHOWN HEREON ARE PRELIMINARY IN NATURE. FINAL GRADING AND THE FINAL LOCATION, SIZE AND DEPTH OF ALL UTILITIES SHALL BE DETERMINED AT FINAL SITE PLAN.

VCS 83
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 011447
12/11/15
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING
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MONTICELLO MEWS SECTION TWO PHASE II

MASON DISTRICT
FAIRFAX COUNTY, VA

GENERALIZED DEVELOPMENT PLAN AND PROFFERED CONDITION AMENDMENT PLAN

VIKA REVISIONS
MARCH 24, 2015
JULY 10 2015
OCTOBER 27, 2015
NOVEMBER 10, 2015
DECEMBER 11, 2015

DATE: JANUARY 9, 2015
DES. BB
DWN. ARC
SCALE: 1"=50'
PROJECT/FILE NO. 6056J

C - 5

FILE: P:\projects\6056\6056J\CADD - PV\PLANNING\PLANNING DRAWINGS\C-5 6056J GDP.dwg USER: kovith DATE: Dec, 10 2015 TIME: 03:35 pm

SIGNALIZED INTERSECTION

100 YEAR FLOODPLAIN AS SHOWN ON FLOODPLAIN STUDY #8444-FP-001-1 (SUB. 1/9/08)

(TURKEYCOCK RUN)

EX CONSERVATION ESMT (DB 20734 PG 1538)

EXIST. 8' TRAIL

STORMWATER MANAGEMENT DETENTION FACILITY

ULTIMATE RIGHT-OF-WAY DEDICATION AS PROVIDED IN THE COUNTY TRANSPORTATION PLAN

EX. GUARDRAIL TO REMAIN

EX. CURB TO REMAIN

EX. 4 FT. SIDEWALK TO REMAIN

PROP. 8' TRAIL

PRIVATE STREET

5' FENCE

APPROXIMATE LOCATION DOG PARK TO BE RELOCATED

LIMITS OF PCA AREA

8' CONC. S/W

EX. SIDEWALK TO REMAIN

EX. 6 FT. SIDEWALK TO REMAIN

EDSALL ROAD ROUTE 648

EX. 8 FT. TRAIL TO REMAIN

PROP CROSSWALK

PROP CG-12

EX. RIGHT TURN TAPER TO REMAIN

16.5' EX. GAZEBO TO REMAIN

ULTIMATE RIGHT-OF-WAY DEDICATION AS PROVIDED IN THE COUNTY TRANSPORTATION PLAN

PROPOSED 6 FT. SIDEWALK

EX. CURB TO REMAIN

EX. 5 FT. SIDEWALK TO BE REMOVED

POSTED SPEED = 35 MPH

TRC LINE

EX MULTI-PURPOSE COURT

EX CONSERVATION ESMT (DB 20734 PG 1538)

POTENTIAL PEDESTRIAN CONNECTION IF ADJOINING HOA GRANTS AN ACCESS EASEMENT.

MEET EXISTING 4 FOOT SIDEWALK

LIMITS OF PCA AREA

POTENTIAL PEDESTRIAN AND VEHICLE CONNECTION IF ADJOINING HOA GRANTS AN ACCESS EASEMENT.

POSSIBLE 3'-4' RETAINING WALL

LIMITS OF PCA AREA

EX CONSERVATION ESMT (DB 20734 PG 1538)

EDSALL ROAD FRONTAGE IMPROVEMENT DETAIL

SCALE: 1" = 30'

MEET EXISTING 4 FOOT SIDEWALK

EX. RIGHT TAPER TO REMAIN

EX. CURB TO REMAIN

POSTED SPEED = 35 MPH

PROPOSED 6 FT. SIDEWALK

4' CONC S/W

EX. GUARDRAIL TO REMAIN

EX. 4 FT SIDEWALK TO REMAIN

EX. CURB TO REMAIN

EX. 6 FT. SIDEWALK TO REMAIN

ULTIMATE RIGHT-OF-WAY DEDICATION/RESERVATION PER COUNTY TRANSPORTATION PLAN

PROPOSED RIGHT-OF-WAY DEDICATION WITH THIS PLAN

EXIST SIDEWALK TO BE REMOVED

EX. GAZEBO TO REMAIN

EX. 8 FT. TRAIL TO REMAIN

ULTIMATE RIGHT-OF-WAY DEDICATION/RESERVATION PER COUNTY TRANSPORTATION PLAN

PROPOSED RIGHT-OF-WAY DEDICATION WITH THIS PLAN

LEGEND

VEHICLE CIRCULATION

TRAIL CIRCULATION

PEDESTRIAN CIRCULATION

VCS 83

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

COMMONWEALTH OF VIRGINIA
JOHN J. AMATETTI
Lic. No. 011447
12/11/15
PROFESSIONAL ENGINEER

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MONTICELLO MEWS SECTION TWO PHASE II

MASON DISTRICT
FAIRFAX COUNTY, VA

PEDESTRIAN AND VEHICULAR CIRCULATION PLAN

VIKA REVISIONS

MARCH 24, 2015
JULY 10, 2015
OCTOBER 27, 2015
NOVEMBER 10, 2015
DECEMBER 11, 2015

DATE: JANUARY 9, 2015

DES. BB | DWN. ARC

SCALE: 1"=50'

PROJECT/FILE NO. 6056J

SHEET NO. C-6

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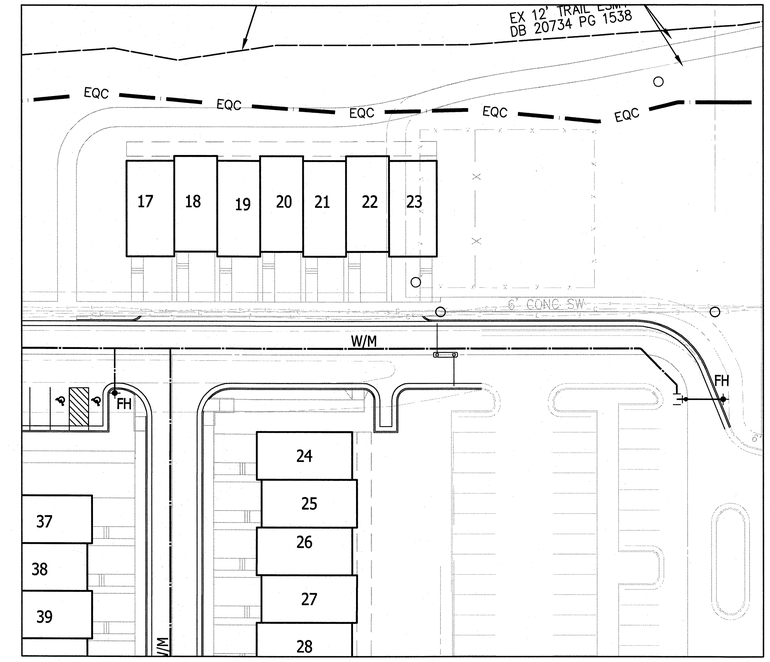
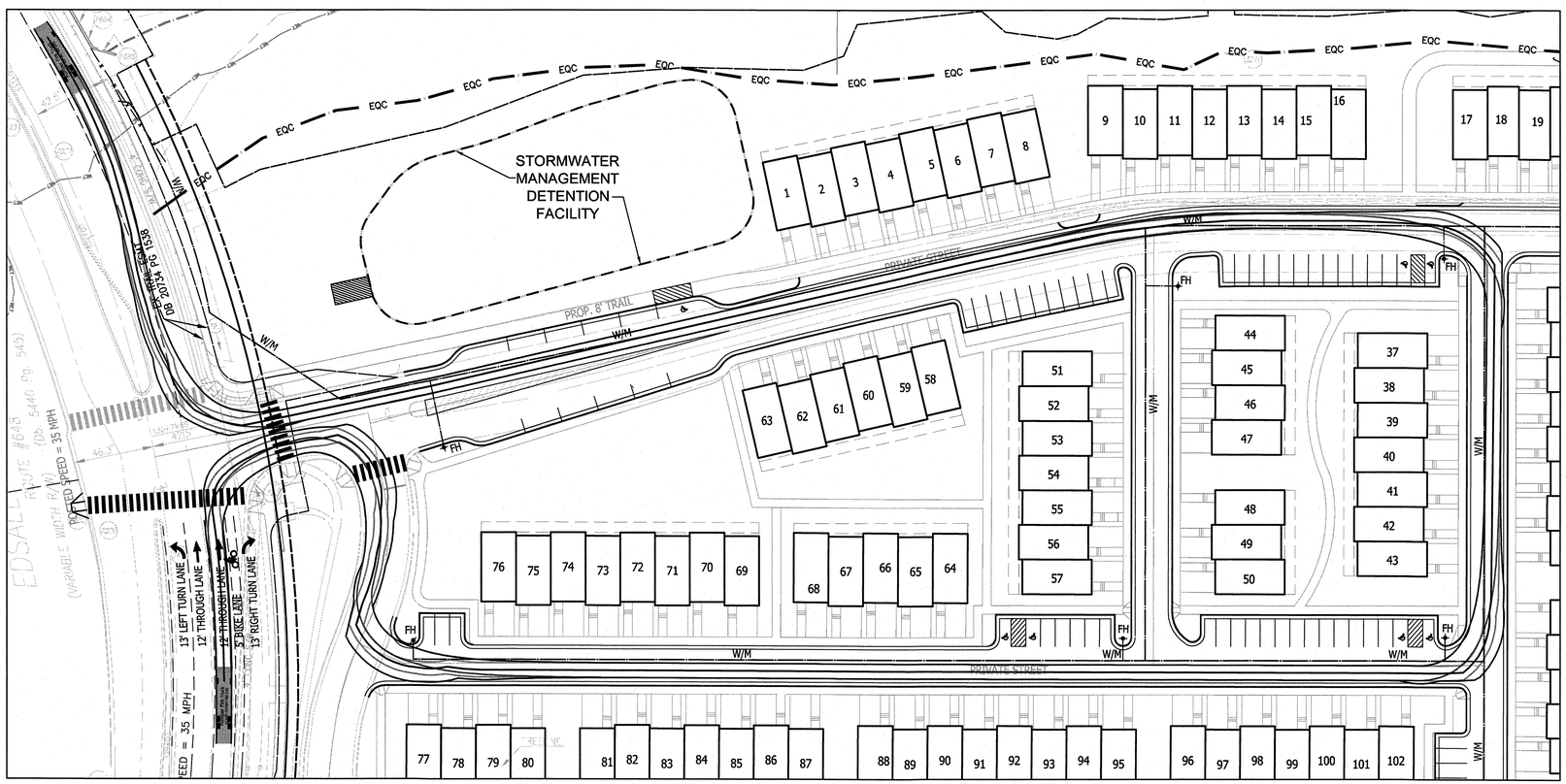


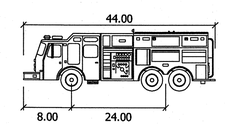
GATE AREA DETAIL
SCALE: 1"=30'

VCS 83



FIRE TRUCK
SCALE: 1"=40'

VCS 83



Pumper Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 37.8

LEGEND:

FRONT TIRES

REAR TIRES

VEHICLE BODY

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 011447
12/11/15
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
W W W . V I K A . C O M

MONTICELLO MEWS
SECTION TWO PHASE II

MASON DISTRICT
FAIRFAX COUNTY, VA

VEHICULAR TURNING EXHIBIT

VIKA REVISIONS

JULY 10,2015
OCTOBER 27, 2015
NOVEMBER 10, 2015
DECEMBER 11, 2015

DATE: JULY 10,2015

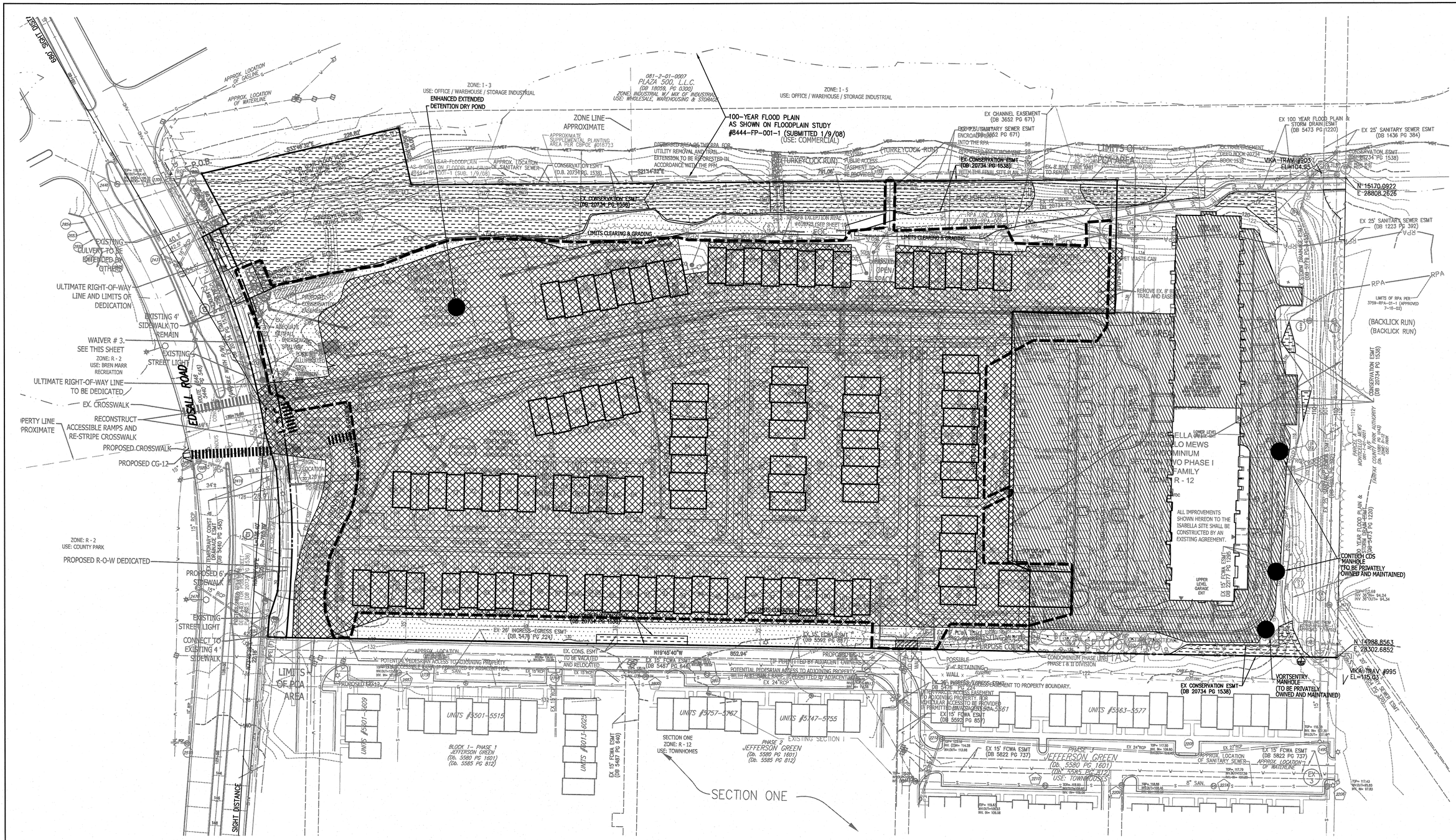
DES.	DWN.
BB	RMC

SCALE: AS SHOWN

PROJECT/FILE NO. 6056J

C-7

FILE:P:\projects\6056\6056J\CADD - PV\PLANNING\PLANNING DRAWINGS\C-7 6056J VEH-TURN.dwg USER:kowith DATE:Dec, 10 2015 TIME: 04:51 pm



(A) ON-SITE WATER QUALITY MANAGEMENT AREA/ CONSERVATION EASEMENT
A= 1.54 Ac C= 0.30

(B) ENHANCED EXTENDED DETENTION DRY POND
A= 8.01 Ac C= 0.65

(C) REFORESTATION AREA (PER CBPOE #018723)
A= 0.99 Ac C= 0.30

(D) VORTSENTRY AREA
A= 2.20 Ac C= 0.85

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 011447
12/11/15
PROFESSIONAL ENGINEER

VCS 83
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING
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W W W . V I K A . C O M

MONTICELLO MEWS SECTION TWO PHASE II

MASON DISTRICT
FAIRFAX COUNTY, VA

STORMWATER / BMP MAP

VIKA REVISIONS
MARCH 24, 2015
JULY 10, 2015
OCTOBER 27, 2015
NOVEMBER 10, 2015
DECEMBER 11, 2015

DATE: JANUARY 9, 2015	
DES. EJI	DWN. EJI
SCALE: 1"=50'	
PROJECT/FILE NO. 6056J	
SHEET NO. C - 8	

FILE:P:\projects\6056\6056J\CADD - P\PLANNING\PLANNING DRAWINGS\C-8 6056J BMP MAP.dwg USER:kovith DATE:Dec. 10 2015 TIME: 05:07 pm

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

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

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L)	PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1Q)	Amendments (18-202 10F & 10I)

☒ 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').

☒ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet C-9.

☒ 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
ENHAN. EXT. DRY POND	8.01	0.0	8.01	20,000+/-	57,000 CF	6
(e.g. dry pond, underground vault, etc.)						
**RAINTANK	0.00	0.00	2.57	20,000+/-	8,500 CF	6
**VORSENTRY/CDS	0.00	2.20	2.20	N/A	N/A	N/A
Totals						

**THESE FACILITIES PROVIDED WITH APPROVED SITE PLAN 3759-SP-006 AND WILL REMAIN. FOR THIS APPLICATION OFF-SITE IS AREA INCLUDED IN THE SITE PLAN BUT NOT PART OF THE GDPA/PCA AREA

☒ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet C-9. Pond inlet and outlet pipe systems are shown on Sheet C-9.

☒ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet C-9. Type of maintenance access road surface noted on the plat is C-9 (asphalt, geoblock, gravel, etc.).

☒ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet C-4, L-1 &L-2

☒ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet C-9.

☒ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet C-11.

☒ 9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet C-11.

☒ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets C-5.

☐ 11. A submission waiver is requested for N/A.

☐ 12. Stormwater management is not required because N/A.

Revised 2-21-2006

SITE STORMWATER MANAGEMENT NARRATIVE:

THE APPLICATION AREA SUBJECT TO THE AND PROFFERED CONDITION AMENDMENT (PCA) IS 10.7 ACRES AND WAS PREVIOUSLY DEVELOPED WITH SITE PLAN 3759-SP-006 WHICH INCLUDED THE 10.7 ACRES IN THE OVERALL SITE AREA OF 14.8 ACRES. IT SHOULD BE NOTED THAT A VSMP GENERAL PERMIT FOR DISCHARGES OF STORMWATER FROM CONSTRUCTION ACTIVITIES WAS ISSUED PRIOR TO JULY 1, 2014 AND WAS RENEWED AND IS CURRENTLY ACTIVE UNTIL JULY 1, 2019. IT SHOULD ALSO BE NOTED THAT THE AREA SUBJECT TO THE PCA WAS PREVIOUSLY REZONED R-12 WHICH HAS A MINIMUM OPEN SPACE REQUIREMENT OF 25%. THE SUBJECT AMENDMENT WILL RESULT IN APPROXIMATELY 39% OPEN SPACE WHICH REPRESENTS A REDUCTION OF THE ASSOCIATED IMPERVIOUS AREA. IN ACCORDANCE WITH VIRGINIA STATE CODE 4VAC50-60-48.A.ii, THE APPLICATION AREA IS SUBJECT TO A PREVIOUSLY APPROVED PROFFERRED OR CONDITIONAL ZONING PLAN, ETC APPROVED BY THE LOCALITY PRIOR TO JULY 1, 2012 AND THE PROPOSED MODIFICATION/AMENDMENT DOES NOT RESULT IN AN INCREASE IN PHOSPHOROUS DISCHARGE OR AN INCREASE IN THE VOLUME OR RATE OF RUNOFF AND IS GRANDFATHERED. BASED ON THE ABOVE A STORMWATER ORDINANCE DETERMINATION (SWOD) IS NOT REQUIRED.

THE EXISTING 10.7 ACRE APPLICATION AREA CONSISTS PRIMARILY OF HEAVILY WOODED AND SHRUBBED AREAS ALONG THE EASTERN BOUNDARY WITH THE REMAINDER BEING REFORESTED AREA AND ACCESS ROADS SERVING THE MULTI-FAMILY DEVELOPMENT TO THE SOUTHERN BOUNDARY OF THE APPLICATION AREA AND THE EXISTING TOWNHOUSE DEVELOPMENT TO THE WEST OF THE APPLICATION AREA.

STORMWATER MANAGEMENT (BOTH QUANTITY AND BMP) WAS PROVIDED WITH THE COMBINATION OF THE FOLLOWING:

1) RAINTANK AND HYDRODYNAMIC SEPARATORS SERVING THE MULTI-FAMILY BUILDING AND ASSOCIATED MULTI-FAMILY BUILDING SURFACE PARKING LOT

2) CONSERVATION AREAS ESTABLISHED FOR WATER QUALITY PURPOSES

3) TWO BIORENTION FILTERS SERVING A PORTION OF THE ACCESS DRIVE FROM EDSALL ROAD

4) REFORESTATION AREAS

THE ABOVE MENTIONED STRATEGIES PROVIDED A MINIMUM PHOSPHOROUS REDUCTION OF 40%.

ITEMS 1, AND 2 WILL REMAIN WITH THE SUBJECT APPLICATION. THE BIORETENTION FACILITIES AND PORTIONS OF THE REFORESTATION AREAS WILL BE REMOVED FOR THE PROPOSED DEVELOPMENT ASSOCIATED WITH THE SUBJECT APPLICATION. SEE THE BMP MAP ON SHEET C-9 FOR THE AREAS TREATED BY THE VARIOUS FACILITIES/STRATEGIES. AN ENHANCED EXTENDED DETENTION DRY POND IS PROPOSED TO ADDRESS BOTH DETENTION AND BMP FOR THE SUBJECT APPLICATION. THE EXISTING AND PROPOSED BMP STRATEGIES WILL PROVIDE A MINIMUM PHOSPHORUS REDUCTION OF 40% (SEE THIS SHEET). ALTHOUGH THE PCA IS LIMITED TO 10.7 ACRES, THE CALCULATIONS PROVIDED ARE FOR THE 14.7 ACRES ASSOCIATED WITH THE ORIGINAL SITE PLAN. THIS IS NECESSARY TO ENSURE THAT 40% PHOSPHOROUS REMOVAL ORIGINALLY PROVIDED CAN BE MET WITH THE NEW APPLICATION.

THE APPLICANT ALSO RESERVES THE RIGHT TO VACATE PORTIONS OF EXISTING CONSERVATION EASEMENTS AS NEEDED TO CONSTRUCT THE IMPROVEMENTS TO DEDICATE ADDITIONAL CONSERVATION EASEMENTS AS NECESSARY. THE APPLICANT ALSO RESERVES THE RIGHT UTILIZE OTHER SWM/BMP FACILITIES AND/OR STRATEGIES AS NECESSARY TO COMPLY WITH PFM SECTIONS 6-0300 AND 6-0400.

FAIRFAX COUNTY
VIRGINIA

REC'D OCT 23 1997
Department of Environmental Management
Division of Design Review
12055 Government Center Parkway
Fairfax, Virginia 22035-5503

Telephone (703) 324-1720

October 16, 1997

Mr. John Amatetti, P.E.
VIKA, Inc.
8180 Greensboro Drive, Suite 200
McLean, Virginia 22102

Subject: Monticello Mews, Section II, Plan #3759-SP-05, RZ 88-M-077, Tax Map #081-2-001-8A, Mason District

Reference: Chesapeake Bay Preservation Ordinance Exception #018723

Dear Mr. Amatetti:

In response to your request, an exception to waive the requirements of the Chesapeake Bay Preservation Ordinance to permit an encroachment in the Resource Protection Area (RPA) for the subject rezoning and any construction plans, grading plans, conservation plans and Building Permits pursuant to the subject rezoning is hereby granted.

This exception is granted under Section 118-6-9(a)(1) subject to the following conditions:

1. The project is constructed in accordance with the approved rezoning.

2. Amendments may be approved so long as the amendment does not aggravate conflicts with the Chesapeake Bay Preservation Ordinance.

3. Native saplings shall be planted in remaining RPA, including RPA disturbed in the past, as agreed upon by the County Arborist.

This exception in no way relieves you of any other Chesapeake Bay Preservation Ordinance requirements, or other County drainage requirements, including adequacy of outfall and stormwater detention where required.

Please assure that a copy of this letter is made a part of the subject plan and any construction plans submitted pursuant to the subject plan.

If further assistance is desired, please contact Ed Nutter at 324-1720.

Sincerely,

Yong K. Pack, Chief
Site Review Branch

YP/rtk

cc: Henry Schenke, Chief, Bonds and Agreements Branch, DEM
Ed Nutter, Engineer II, Site Review Branch, DEM
Special Projects Branch, DEM
Waiver File

DETENTION ANALYSIS

1) PRE-DEVELOPED CONDITIONS

AREA = 14.83 ACRES
C2(PRE) = 0.30 (0.40 PREVIOUSLY USED)
C10(PRE) = 0.30 (0.40 PREVIOUSLY USED)
TC = 5 MIN.
I2 = 5.45 IN/HR
I10 = 7.27 IN/HR

Q = C*I*A
Q2 (PRE) = (0.30)(5.45)(14.83) = 24.25 CFS
Q10(PRE) = (0.30)(7.27)(14.83) = 32.34 CFS

2) UNDETAINED AREAS

ON-SITE UNDETAINED
C = 0.40
A = 4.37 AC
Q2 (UNDET) = 0.40 x 4.37 x 5.45 = 9.53 CFS
Q10 (UNDET) = 0.40 x 4.37 x 7.27 = 12.70 CFS

3) ALLOWABLE DISCHARGE

Q2(ALLOW) = Q2(PRE) – Q2(UNDETAINED)
= 24.25 – 9.53 = 14.72 CFS

Q10(ALLOW) = Q10(PRE) – Q10(UNDETAINED)
= 32.34 – 12.70 = 19.64 CFS

4) DISCHARGE FROM SWM#1 (RAINTANK)

2 YR STORM = 1.92 CFS
10 YR STORM = 2.97 CFS

5) DISCHARGE FROM SWM#2 (POND)

2 YR STORM = 5.81 CFS
10 YR STORM = 10.66 CFS

6) DISCHARGE FROM SWM#1 AND SWM#2

2 YR STORM = 7.73 <= 14.72 CFS THEREFORE OK
10 YR STORM = 13.62 <= 19.64 CFS THEREFORE OK

THE PROPOSED SWM POND HAS BEEN SIZED TO ACCOMMODATE THE FULL DEVELOPEMENT FOR THE SUBJECT SITE. THE COMPUTATIONS PROVIDED REFLECT THIS ULTIMATE CONDITION.

BMP FACILITY DESIGN CALCULATIONS

Plan Name: MONTICELLO MEWS Date: 1/2/2015

Plan Number: Engineer: EJI/LS

I. WATER QUALITY NARRATIVE

ALL BMP REQUIREMENTS WILL BE MET THROUGH AN ENHANCED EXTENDED DETENTION POND, DEDICATION OF CONSERVATION EASMENTS, REFORESTATION AREAS, AND BY VORTSENTRY/CDS STRUCTURES, WHICH ARE INNOVATIVE BMP. SEE BMP MAP ON SHEET C-9.

II. WATERSHED INFORMATION

Part 1: List all of the Subareas and "C" factors used in the BMP Computations

Subarea Designation (1)	"C" (2)	Acres (3)
(1) SWM POND	0.65	8.01
(2) CONSERVATION EASEMENT AREA	0.30	1.54
(3) REFORESTATION AREA	0.30	0.99
(4) VORTSENTRY/CDS AREA	0.85	2.20
(5) ONSITE UNCONTROLLED AREA	0.43	2.09
	Total	14.83

III a. PHOSPHORUS REMOVAL - "OCCOQUAN METHOD"

Part 2: Compute the Weighted Average "C" Factor for the Site

(A) Area of the Site (a) 14.83 acres

Subarea Designation (1)	"C" (2)		Acres (3)		Product (4)
(1) SWM POND	0.65	x	8.01	=	5.21
(2) CONSERVATION EASEMENT AREA	0.30	x	1.54	=	0.46
(3) REFORESTATION AREA	0.30	x	0.99	=	0.30
(4) VORTSENTRY/CDS AREA	0.85	x	2.20	=	1.87
(5) ONSITE UNCONTROLLED AREA	0.43	x	2.09	=	0.90

(b) Total 8.73

(C) Weighted average "C" factor (b)(a) = (C) 0.59

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation (1)	Removal Efficiency (%) (3)		Area Ratio (4)		"C" Ratio (5)		Product (6)
(1) SWM POND	50	x	0.54	x	1.10	=	29.81
(2) CONSERVATION EASEMENT AREA	100	x	0.10	x	0.51	=	5.29
(3) REFORESTATION AREA	70	x	0.07	x	0.51	=	2.38
(4) VORTSENTRY/CDS AREA	15	x	0.15	x	1.44	=	3.21
(5) ONSITE UNCONTROLLED AREA	0	x	0.14	x	0.73	=	0.00

(a) Total = 40.69

Part 4: Determine Compliance with Phosphorus Removal Requirement

(A) Select Requirement (a) 40.0%

Water Supply Overlay District (Occoquan Watershed) =	50% (Fairfax County and Prince William County)
Chesapeake Bay Preservation Area (New Development) =	40% (Fairfax County) 50% (Prince William County)
Chesapeake Bay Preservation Area (Redevelopment) [1 - 0.9 x ("I" pre/"I" post)] x 100 =	____%

(B) If Line 3(a) > Line 4(a), the Phosphorus removal requirement is satisfied.

Line 3(a) 40.7% >= 40.0%

PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED

P:\projects\6056\6056J\DATA-X\SWM\PCA swm data\[2015-01-06 6056J- GDPA-PCA BMP calc.xls]

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 011447
12/11/15
PROFESSIONAL ENGINEER

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MONTICELLO MEWS
SECTION TWO PHASE II
MASON DISTRICT
FAIRFAX COUNTY, VA

STORMWATER MANAGEMENT AND BMP COMPUTATIONS OPTIONS A AND B

VIKA REVISIONS
MARCH 24, 2015
JULY 10, 2015
OCTOBER 27, 2015
NOVEMBER 10, 2015
DECEMBER 11, 2015

DATE: JANUARY 9, 2015
DES. EJI DWN. EJI
SCALE: 1"=50'
PROJECT/FILE NO. 6056J
SHEET NO. C-9

FILE:P:\projects\6056\6056J\CADD - P\PLANNING\PLANNING DRAWINGS\C-9_C-10 6056J SWM BMP COMPS.dwg USER:tawith DATE:Dec, 10 2015 TIME: 11:28 am

2 Year

Event Time (hours)	Hydrograph Inflow (cfs)	Storage Used (acre-ft)	Elevation Above MSL (feet)	Outflow Total (cfs)	
0.00	0.00	0.00	119.25	0.00	
0.08	28.38	0.10	119.74	0.14	
0.17	18.27	0.26	120.46	0.25	
0.25	13.54	0.36	120.93	0.30	
0.33	10.83	0.45	121.24	0.70	
0.42	8.96	0.51	121.46	1.41	
0.50	7.60	0.55	121.61	3.40	
0.58	6.66	0.57	121.69	5.17	
0.67	5.73	0.57	121.71	5.71	PEAK
0.75	5.21	0.57	121.70	5.58	
0.83	4.63	0.57	121.69	5.23	
0.92	4.27	0.56	121.67	4.82	
1.00	3.85	0.56	121.66	4.42	
1.08	3.54	0.55	121.65	4.06	
1.17	3.23	0.55	121.63	3.78	
1.25	2.92	0.55	121.62	3.48	
1.33	2.55	0.54	121.60	3.17	
1.42	2.24	0.54	121.59	2.85	
1.50	1.93	0.54	121.57	2.53	
1.58	1.61	0.53	121.56	2.21	
1.67	1.30	0.53	121.54	1.99	
1.75	0.99	0.52	121.52	1.84	
1.83	0.62	0.51	121.50	1.65	
1.92	0.31	0.51	121.47	1.44	
2.00	0.00	0.50	121.44	1.26	

10 Year

Event Time (hours)	Hydrograph Inflow (cfs)	Storage Used (acre-ft)	Elevation Above MSL (feet)	Outflow Total (cfs)	
0.00	0.00	0.00	119.25	0.00	
0.08	37.85	0.13	119.90	0.17	
0.17	24.37	0.34	120.84	0.29	
0.25	18.01	0.48	121.38	1.09	
0.33	14.42	0.57	121.71	5.79	
0.42	11.92	0.61	121.84	10.06	
0.50	10.10	0.61	121.86	10.66	PEAK
0.58	8.75	0.61	121.84	9.89	
0.67	7.65	0.60	121.81	8.87	
0.75	6.82	0.59	121.78	7.89	
0.83	6.14	0.58	121.75	7.04	
0.92	5.62	0.58	121.73	6.42	
1.00	5.15	0.57	121.71	5.87	
1.08	4.74	0.57	121.69	5.38	
1.17	4.32	0.56	121.68	4.93	
1.25	3.85	0.56	121.66	4.49	
1.33	3.44	0.56	121.65	4.06	
1.42	3.02	0.55	121.63	3.72	
1.50	2.60	0.55	121.61	3.34	
1.58	2.13	0.54	121.59	2.93	
1.67	1.72	0.53	121.57	2.51	
1.75	1.30	0.53	121.55	2.09	
1.83	0.89	0.52	121.53	1.90	
1.92	0.42	0.52	121.50	1.68	
2.00	0.00	0.51	121.47	1.41	

100 Year (SDF)

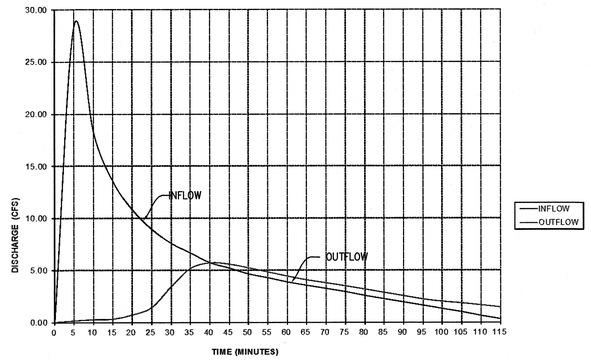
Event Time (hours)	Hydrograph Inflow (cfs)	Storage Used (acre-ft)	Elevation Above MSL (feet)	Outflow Total (cfs)	
0.00	0.00	0.38	121.00	0.06	
0.08	51.23	0.55	121.61	3.31	
0.17	33.17	0.73	122.25	28.06	
0.25	24.63	0.73	122.26	28.68	PEAK*
0.33	19.47	0.70	122.17	23.92	
0.42	16.30	0.67	122.08	19.77	
0.50	-13.80	0.59	121.77	16.10	
0.58	12.13	0.55	121.61	13.25	
0.67	10.78	0.59	121.77	11.57	
0.75	9.79	0.60	121.82	10.25	
0.83	8.80	0.60	121.82	9.45	
0.92	8.07	0.60	121.80	8.76	
1.00	7.39	0.59	121.79	8.14	
1.08	6.77	0.59	121.77	7.50	
1.17	6.14	0.58	121.75	6.88	
1.25	5.57	0.58	121.73	6.34	
1.33	4.95	0.57	121.71	5.77	
1.42	4.32	0.57	121.69	5.17	
1.50	3.70	0.56	121.67	4.56	
1.58	2.92	0.55	121.64	3.95	
1.67	2.45	0.55	121.62	3.42	
1.75	1.87	0.54	121.59	2.89	
1.83	1.25	0.53	121.56	2.34	
1.92	0.62	0.52	121.53	1.93	
2.00	0.00	0.51	121.49	1.64	

*AT ELEVATION 122.00, THE SDF AND FBH FLOWS WILL UTILIZE THE 12' WIDE VEGETATED EMERGENCY SPILLWAY. SEE EMERGENCY SPILLWAY STAGE VS. DISCHARGE TABLE FOR ADDITIONAL INFORMATION.

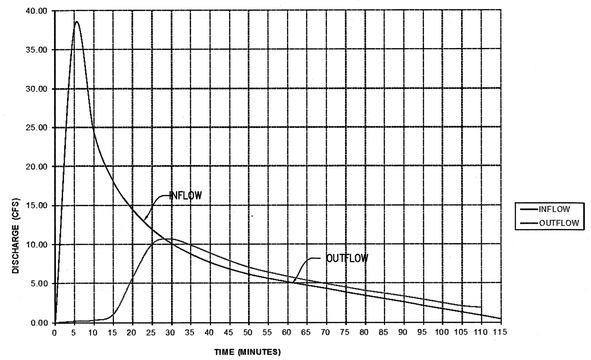
1.5 x 100 YEAR (FBH)

Event Time (hours)	Hydrograph Inflow (cfs)	Storage Used (acre-ft)	Elevation Above MSL (feet)	Outflow Total (cfs)	
0.00	0.00	0.38	121.00	0.06	
0.08	76.85	0.61	121.85	10.26	
0.17	49.75	0.84	122.61	49.06	PEAK*
0.25	36.94	0.82	122.54	44.41	
0.33	29.21	0.77	122.39	35.51	
0.42	24.44	0.73	122.27	28.98	
0.50	20.70	0.70	122.18	24.36	
0.58	18.20	0.68	122.10	20.96	
0.67	16.17	0.67	122.05	18.39	
0.75	14.68	0.65	122.01	16.39	
0.83	13.20	0.64	121.96	14.74	
0.92	12.11	0.63	121.93	13.36	
1.00	11.09	0.62	121.90	12.20	
1.08	10.15	0.62	121.87	11.16	
1.17	9.22	0.61	121.85	10.20	
1.25	8.36	0.60	121.82	9.35	
1.33	7.42	0.60	121.80	8.47	
1.42	6.48	0.59	121.77	7.56	
1.50	5.54	0.58	121.74	6.67	
1.58	4.37	0.57	121.71	5.76	
1.67	3.67	0.56	121.68	4.85	
1.75	2.81	0.55	121.64	4.03	
1.83	1.87	0.55	121.61	3.32	
1.92	0.94	0.53	121.57	2.52	
2.00	0.00	0.52	121.53	1.89	

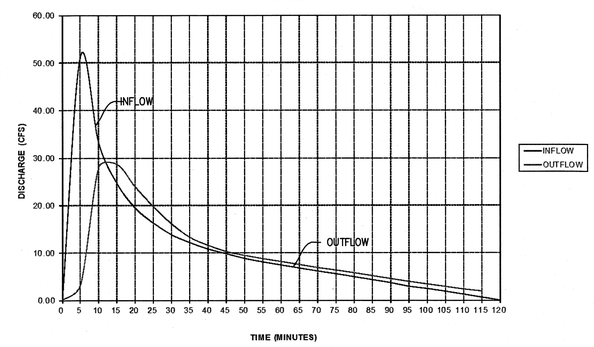
2 - YEAR HYDROGRAPHS



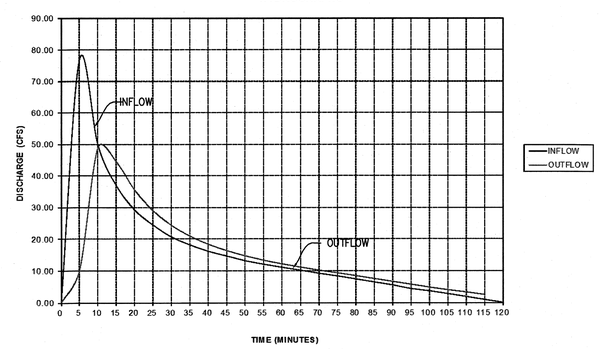
10 - YEAR HYDROGRAPHS



SDF (100 YEAR) HYDROGRAPHS

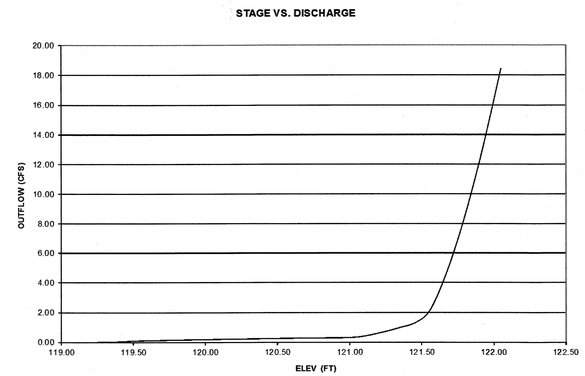


FBH (1.5X100 YEAR) HYDROGRAPHS



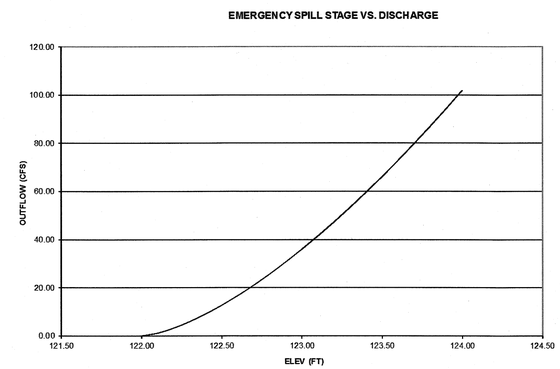
STAGE VS DISCHARGE (PRINCIPAL SPILLWAY)

Basin Water Elevation (ft)	Basin Outflow (cfs)
119.25	0.00
119.35	0.01
119.45	0.06
119.55	0.10
119.65	0.12
119.75	0.14
119.85	0.16
119.95	0.18
120.05	0.19
120.15	0.21
120.25	0.22
120.35	0.23
120.45	0.25
120.55	0.26
120.65	0.27
120.75	0.28
120.85	0.29
120.95	0.30
121.05	0.34
121.15	0.50
121.25	0.72
121.35	0.99
121.45	1.29
121.55	2.07
121.65	4.14
121.75	6.94
121.85	10.31
121.95	14.16
122.05	18.43



STAGE VS DISCHARGE (EMERGENCY SPILLWAY)

Basin Water Elevation (ft)	Basin Outflow (cfs)
122.00	0.00
122.10	1.14
122.20	3.22
122.30	5.92
122.40	9.11
122.50	12.73
122.60	16.73
122.70	21.08
122.80	25.76
122.90	30.74
123.00	36.00
123.10	41.53
123.20	47.32
123.30	53.36
123.40	59.63
123.50	66.13
123.60	72.86
123.70	79.79
123.80	86.94
123.90	94.28
124.00	101.82



THE EMERGENCY SPILLWAY IS A VEGETATED SPILLWAY, 12' IN WIDTH AT ELEVATION 122.00. THE MAX DEPTH OF FLOW IN THE SPILLWAY IS 123.30 (USING THE SDF FLOW, ASSUMING THE PRINCIPAL SPILLWAY IS COMPLETELY INOPERATIONAL AND THERE IS NO STORAGE BELOW THE ELEVATION OF THE EMERGENCY SPILLWAY). THE MAX DEPTH OF FLOW ASSUMING THE SAME CONDITIONS AND THE FBH FLOW IS 123.70. BOTH FLOWS ARE AT LEAST 2 FEET BELOW THE TOP OF EMBANKMENT AND ARE CONFINED TO CUT AREAS.

STAGE VS STORAGE

VIKA VA
8180 GREENSBORO DRIVE
SUITE 200
McLEAN VIRGINIA 22102

PROJECT: Monticello Mews Rev '1'
COMPUTED BY: EJI
POND #1

STAGE VS STORAGE

ELEV FT	AREA SQ FT	AREA SQ FT	H FT	VOL CU FT	TOT VOL CU FT	TOT VOL AC-FT	TOT VOL CU YD
119.25	8440			0	0	0.00000	0.0
		8960.0	0.75				
120.00	9480			6720	6720	0.15427	248.9
		10245.5	1.00				
121.00	11011			10245.5	16965.5	0.38947	628.4
		11774.0	1.00				
122.00	12537			11774	28739.5	0.65977	1064.4
		13371.0	1.00				
123.00	14205			13371	42110.5	0.96672	1559.6
		15039.0	1.00				
124.00	15873			15039	57149.5	1.31197	2116.6
		16772.5	1.00				
125.00	17672			16772.5	73922	1.69702	2737.9
		18571.5	1.00				
126.00	19471			18571.5	92493.5	2.12336	3425.7

PROVIDED VOLUME FROM ELEVATION 119.25 TO 121.00 (16,965CF) IS EQUAL TO 2 TIMES THE WATER QUALITY VOLUME AS DEFINED IN THE VA. SWM HANDBOOK (VSWMH). THE CALCULATED WATER QUALITY VOLUME REQUIRED IS 8,476 CF. 2 TIMES THIS VOLUME IS 16,952 CF. THIS VOLUME PROVIDES THE VOLUME REQUIRED FOR THE MARSH AREA AND THE EXTENDED DETENTION VOLUME REQUIRED ASSUMING A 30 HR DRAWDOWN (PER THE VSWMH) TO ACHIEVE A 50% EFFICIENCY.

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 011447
12/11/15
PROFESSIONAL ENGINEER

VV

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8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2797
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MONTICELLO MEWS SECTION TWO PHASE II

MASON DISTRICT
FAIRFAX COUNTY, VA

SWM COMPUTATIONS AND DETAILS

VIKA REVISIONS

MARCH 24, 2015
JULY 10, 2015
OCTOBER 27, 2015
NOVEMBER 10, 2015
DECEMBER 11, 2015

DATE: JANUARY 9, 2015

DES.	DWN.
EJI	EJI

SCALE: 1"=50'

PROJECT/FILE NO. 6056J

SHEET NO. C - 10

FILE:P:\projects\6056\6056J\CADD - P\PLANNING\PLANNING DRAWINGS\C-9_C-10 6056J SWM BMP COMPS.dwg USER:koxth DATE:Dec, 10 2015 TIME: 11:27 am

ADEQUATE OUTFALL DESCRIPTION

THE SUBJECT APPLICATION AREA IS 10.7 ACRES AND WAS PREVIOUSLY DEVELOPED WITH SITE PLAN 3759-SP-006. THE EXISTING 10.7 ACRE APPLICATION AREA CONSISTS PRIMARILY OF HEAVILY WOODED AND SHRUBBED AREAS ALONG THE EASTERN BOUNDARY WITH THE REMAINDER BEING REFORESTED AREA AND ACCESS ROADS SERVING THE MULTI-FAMILY DEVELOPMENT TO THE SOUTHERN BOUNDARY OF THE APPLICATION AREA AND THE EXISTING TOWNHOUSE DEVELOPMENT TO THE WEST OF THE APPLICATION AREA. THE EXISTING MULT-FAMILY DEVELOPMENT CONSTRUCTED WITH PLAN 3759-SP-006 INCLUDED THREE OUTFALLS. THE FIRST OUTFALL LOCATED AT THE SOUTHERN BOUNDARY OF THE PROPERTY IS A CLOSED CONDUIT SYSTEM THAT OUTFALLS INTO THE GRASSED LINE SWALE. THIS OUTFALL SERVES THE MULTI-FAMILY BUILDING AND ASSOCIATED PARKING LOT AND WILL REMAIN.

THE SECOND OUTFALL WHICH IS LOCATED IN THE SUBJECT APPLICATION AREA IS FROM A BIORETENTION FACILITY (CONSTRUCTED WITH 3759-SP-006) AND SERVES THE MIDDLE PORTION OF THE SITE INCLUDING THE ACCESS ROAD. THIS OUTFALL WILL BE REMOVED WITH THE SUBJECT APPLICATION.

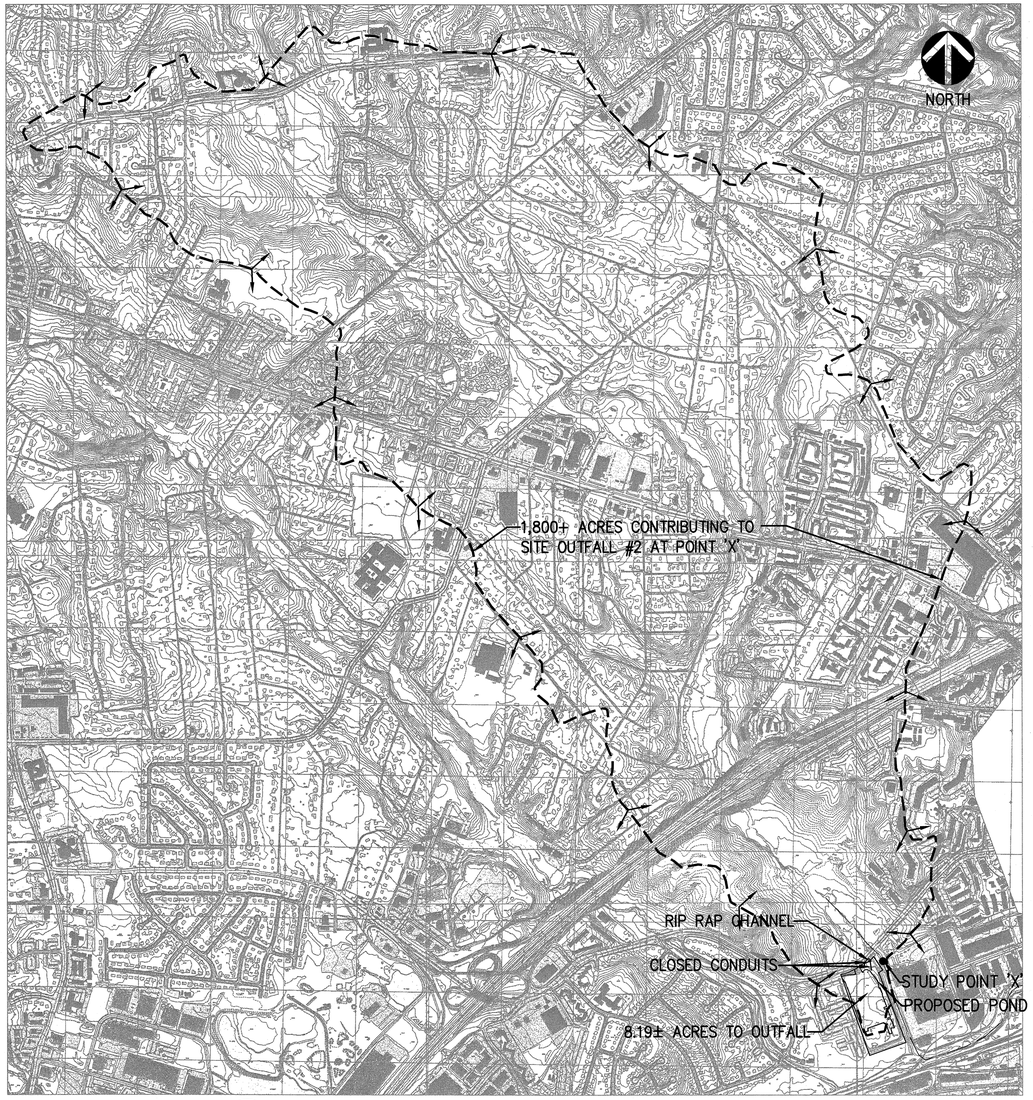
THE THIRD OUTFALL IS AN 18" RCP CLOSED CONDUIT THAT SERVES A SMALL PORTION OF THE APPLICATION AREA (NORTHER BOUNDARY) INCLUDING THE INTERPARCEL ACCESS TO THE TOWNHOUSE DEVELOPMENT TO THE WEST AND THE ACCESS DRIVE TO THE MULT-FAMILY BUILDING. THIS CLOSED CONDUIT SYSTEM UTILIZES A RIP RAP LINED OUTFALL AND FLOWS INTO TURKEY COCK RUN. FOR THE PURPOSES OF THE DESCRIPTION THIS CONFLUENCE WITH TURKEY COCK RUN IS STUDY POINT 'X'. SEE PHOTOGRAPH THIS SHEET.

THE APPLICATION AREA WILL BE SERVED BY AN ENHANCED EXTENDED DETENTION DRY POND LOCATED AT THE NORTHEAST CORNER OF THE SITE AND WILL PROVIDE BOTH SWM QUANTITY AND QUALITY (BMP) FOR THE APPLICATION AREA AND ALSO FOR THE EXISTING MULTI-FAMILY DEVELOPMENT.

THE OUTFALL FOR THE APPLICATION AREA WILL BE THE RISER STRUCTURE AND OUTLET PIPE FROM THE ENHANCED EXTENDED DETENTION POND INTO THE RIP RAP CHANNEL DESCRIBED ABOVE AND ULTIMATELY INTO TURKEY COCK RUN. THE AREA SERVED BY THIS FACILITY IS 8.01 AC. SEE THE OUTFALL MAP FOR DRAINAGE AREAS, LABELED POINTS, AND OUTFALL PATH. IN ADDITION A SMALL AREA OF THE APPLICATION AREA IS SERVED BY THE PREVIOUSLY MENTIONED 18" RCP. THE REMAINDER OF THE APPLICATION AREA SHEET FLOWS INTO TURKEY COCK RUN. A SMALL AREA ALONG THE WESTERN BOUNDARY SHEET FLOWS ONTO THE ADJACENT PROPERTY TO THE WEST AND MAINTAINS THE SAME SHEET FLOW CONDITION THAT PREVIOUSLY EXISTED. AT SITE PLAN, COMPUTATIONS WILL BE PROVIDED TO SHOW THAT THE 10 YEAR STORM IS CONTAINED IN THE STORM SEWER AND MEETS THE DEFINITION OF AN ADEQUATE OUTFALL PER PFM SECTION 6-0203.3B. AT THE TIME OF SITE PLAN, THE 2 YEAR AND 10 YEAR WATER SURFACE EVELATIONS AND VELOCITIES IN THE RAP RAP CHANNEL WILL BE CALCULATED.

BECAUSE THE TOTAL AREA CONTRIBUTING FLOW TO TURKEY COCK RUN AT THE SITE OUTFALL CONFLUENCE IS IN EXCESS OF 1800 ACRES, THE EXTENT OF THE DESCRIPTION TERMINATES AT STUDY POINT 'X'

ALL REACHES WILL BE ADEQUATE PER PFM SECTION 6-0203 FROM THE SUBJECT APPLICATION AREA'S OUTFALL TO STUDY POINT 'X'. POINT X WILL ALSO BE THE EXTENT OF THE ANALYSIS FOR THE SITE PLAN AS WELL.



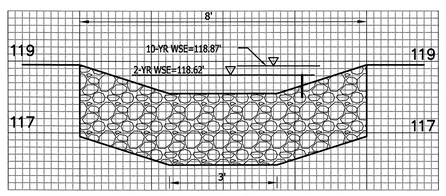
1 / C-11 OVERALL DRAINAGE MAP

SCALE: 1"=1,000'

PHOTOGRAPH OF TURKEYCOCK RUN LOOKING SOUTH, DOWNSTREAM OF POINT 'X'. THE CHANNEL IS LINED WITH LARGE COBBLES AND STONES AND IS HEAVILY VEGETATED WITH TREES AND GRASSES. THIS PHOTGRAPH DEPICTS THE DOWNSTREAM EXTENT FOR THE SUBJECT SITE'S OUTFALL ANALYSIS.

2 / C-11 OUTFALL PHOTOGRAPHS

NOT TO SCALE



CROSS SECTION R-R

SCALE: 1"=2'

2-YR FLOW = 6.16 CFS
2-YR WSE = 118.62'
2-YR VELOCITY = 3.72 FT/S

10-YR FLOW = 11.29 CFS
10-YR WSE = 118.87'
10-YR VELOCITY = 4.0 FT/S

TOP OF BANK = 118.90'
BOTTOM OF CHANNEL = 118.10'
MANNING'S COEFFICIENT = 0.069
CHANNEL SLOPE = 0.10 FT/FT

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 011447
12/11/15
PROFESSIONAL ENGINEER

VV

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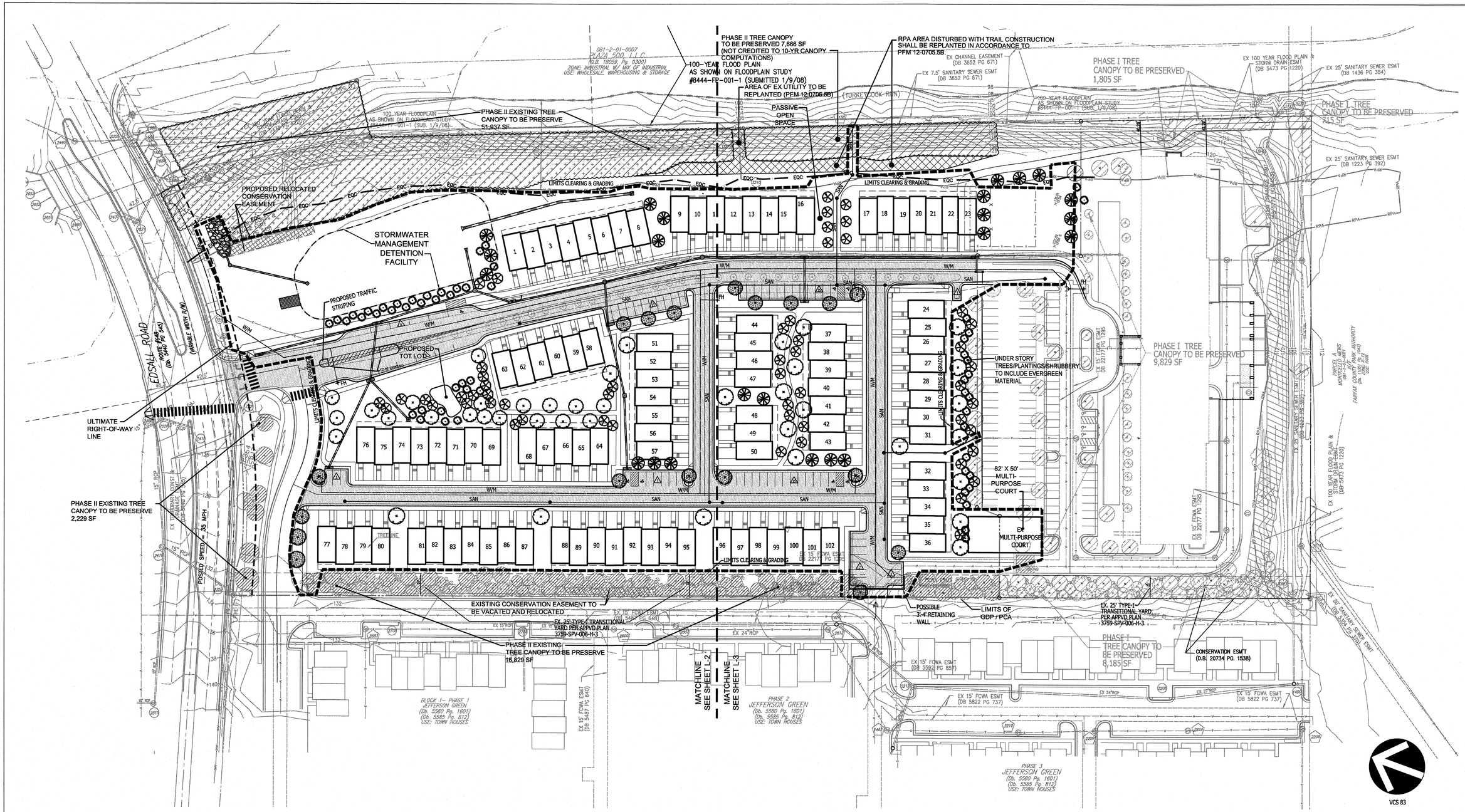
MONTICELLO MEWS
SECTION TWO PHASE II
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

ADEQUATE OUTFALL DESCRIPTION

VIKA REVISIONS
MARCH 24, 2015
JULY 10, 2015
OCTOBER 27, 2015
NOVEMBER 10, 2015
DECEMBER 11, 2015

DATE: JANUARY 9, 2015	
DES. EJI	DWN. EJI
SCALE: 1"=50'	
PROJECT/FILE NO. 6056J	
SHEET NO. C - 11	

FILE:P:\projects\6056\6056J\CADD - P\PLANNING\PLANNING DRAWINGS\C-11 6056J ADEQUATE OUTFALL.dwg USER:kovith DATE:Dec, 10 2015 TIME: 11:31 am



LEGEND

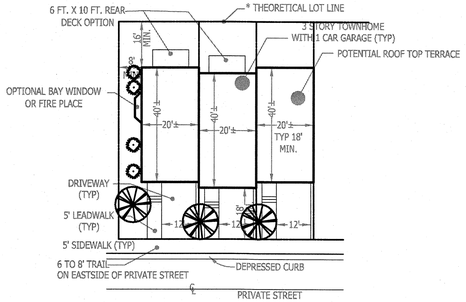
SYMBOL	DESCRIPTION
	PROPERTY LINE
	ULTIMATE RIGHT-OF-WAY LINE
	LIMITS OF DISTURBANCE
RPA	RPA LINE
EQC	EQC LINE

NOTES

1. SEE SHEET L - 4 FOR COMPLETE TREE CANOPY CALCULATIONS.
2. SEE SHEET L - 4 FOR INTERIOR PARKING LOT LANDSCALPING TABULATION.
3. SEE SHEET L - 4 FOR PRELIMINARY PLANT LIST.
4. SEE CIVIL SHEET S FOR ALL UTILITY INFORMATION.
5. AREA OF VEGETATION PROPOSED TO BE PRESERVED IS BASED ON CONCEPTUAL SITE PLAN AND GRADING AND WILL BE FINALIZED AT TIME OF SITE PLAN.
6. FOR EXISTING TREE CANOPY AREAS TO BE REMOVED AND / OR PRESERVED SEE SHEET C-4.

LEGEND

- PROPOSED CATEGORY IV TREE
- PROPOSED CATEGORY III TREE
- PROPOSED CATEGORY II TREE
- PROPOSED CATEGORY I TREE
- EXISTING VEGETATION TO BE PRESERVED
- TREE REPLANTED AREA (PFM 12-0705.5B) SEE NARRATIVE / DETAIL ON SHEET L-5
- PROPOSED TREE TO PROVIDE INTERIOR PARKING LOT LANDSCAPE CANOPY COVERAGE
- EXISTING TREE TO BE PRESERVED
- EXISTING TREE



TYPICAL LOT TREES PLANTING

NTS

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 011447
12/11/15
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

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ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 787-2787
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MONTICELLO MEWS SECTION TWO PHASE II

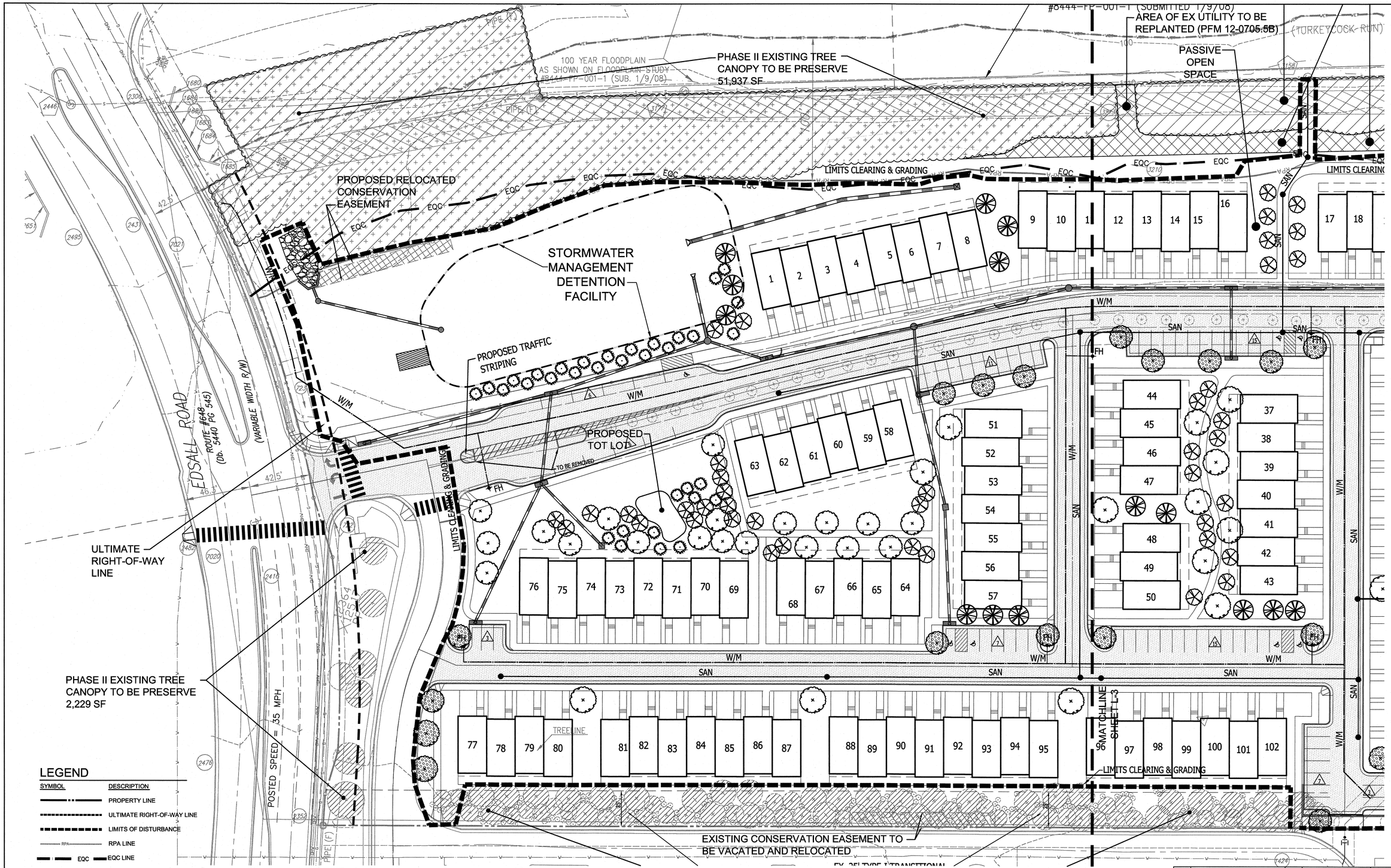
MASON DISTRICT
FAIRFAX COUNTY, VA

OVERALL LANDSCAPE PLAN

VIKA REVISIONS

MARCH 24, 2015
JULY 10, 2015
OCTOBER 27, 2015
NOVEMBER 10, 2015
DECEMBER 11, 2015

DATE: JANUARY 9, 2015
DES. JAK
DWN. ARC
SCALE: 1"=50'
PROJECT/FILE NO. 6056J
SHEET NO. L - 1



LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE
	ULTIMATE RIGHT-OF-WAY LINE
	LIMITS OF DISTURBANCE
RPA	RPA LINE
EQC	EQC LINE

NOTES

1. SEE SHEET L - 4 FOR COMPLETE TREE CANOPY CALCULATIONS.
2. SEE SHEET L - 4 FOR INTERIOR PARKING LOT LANDSCALPING TABULATION.
3. SEE SHEET L - 4 FOR PRELIMINARY PLANT LIST.
4. SEE CIVIL SHEET FOR ALL UTILITY INFORMATION.
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6. FOR EXISTING TREE CANOPY AREAS TO BE REMOVED AND / OR PRESERVED SEE SHEET C-4.

LEGEND

- PROPOSED CATEGORY IV TREE
- PROPOSED CATEGORY III TREE
- PROPOSED CATEGORY II TREE
- PROPOSED CATEGORY I TREE
- PROPOSED TREE TO PROVIDE INTERIOR PARKING LOT LANDSCAPE CANOPY COVERAGE
- EXISTING VEGETATION TO BE PRESERVED
- EXISTING TREE TO BE PRESERVED
- EXISTING TREE
- TREE REPLANTED AREA (PFM 12-0705.5B) SEE NARRATIVE / DETAIL ON SHEET L-5

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 011447
12/11/15
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
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(703) 442-7800 ■ FAX: (703) 761-2797
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MONTICELLO MEWS SECTION TWO PHASE II

MASON DISTRICT
FAIRFAX COUNTY, VA

DETAILED LANDSCAPE PLAN

VIKA REVISIONS

MARCH 24, 2015
JULY 10, 2015
OCTOBER 27, 2015
NOVEMBER 10, 2015
DECEMBER 11, 2015

DATE: JANUARY 9, 2015

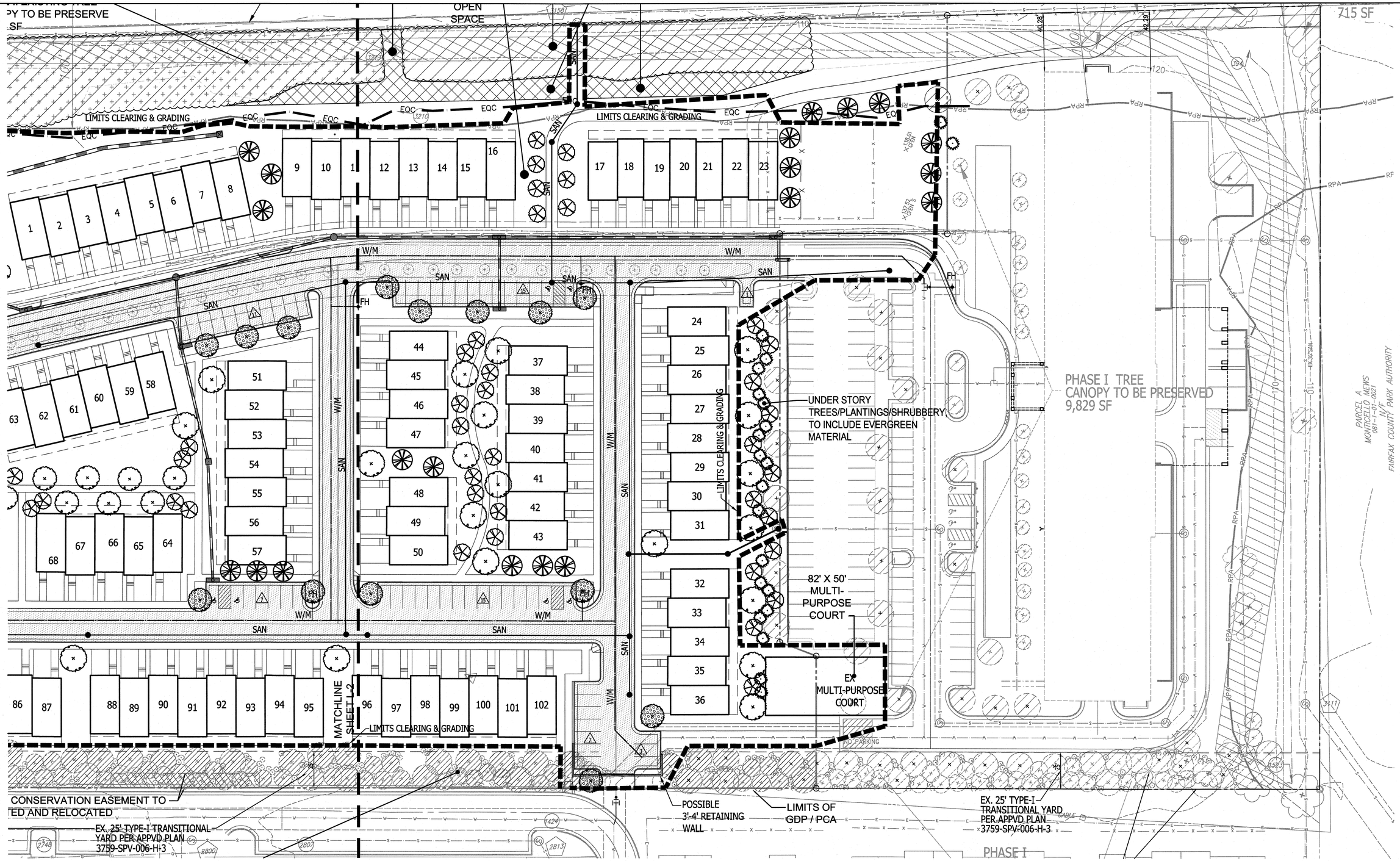
DES.	DWN.
JAK	ARC

SCALE: 1"=30'

PROJECT/FILE NO. 6056J

SHEET NO. L - 2

FILE:P:\projects\6056\6056J\CADD - P\PLANNING\PLANNING DRAWINGS\L-1 LANDSCAPE.dwg USER:kovith DATE:Dec. 10 2015 TIME: 03:59 pm



LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE
	ULTIMATE RIGHT-OF-WAY LINE
	LIMITS OF DISTURBANCE
RPA	RPA LINE
EQC	EQC LINE

NOTES

1. SEE SHEET L - 4 FOR COMPLETE TREE CANOPY CALCULATIONS.
2. SEE SHEET L - 4 FOR INTERIOR PARKING LOT LANDSCALPING TABULATION.
3. SEE SHEET L - 4 FOR PRELIMINARY PLANT LIST.
4. SEE CIVIL SHEET FOR ALL UTILITY INFORMATION.
5. AREA OF VEGETATION PROPOSED TO BE PRESERVED IS BASED ON CONCEPTUAL SITE PLAN AND GRADING AND WILL BE FINALIZED AT TIME OF SITE PLAN.
6. FOR EXISTING TREE CANOPY AREAS TO BE REMOVED AND / OR PRESERVED SEE SHEET C-4.

LEGEND

- PROPOSED CATEGORY IV TREE
- PROPOSED CATEGORY III TREE
- PROPOSED CATEGORY II TREE
- PROPOSED CATEGORY I TREE
- PROPOSED TREE TO PROVIDE INTERIOR PARKING LOT LANDSCAPE CANOPY COVERAGE
- EXISTING VEGETATION TO BE PRESERVED
- EXISTING TREE TO BE PRESERVED
- TREE REPLANTED AREA (PFM 12-0705.5B) SEE NARRATIVE / DETAIL ON SHEET L-5
- EXISTING TREE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 011447
12/11/15
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

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ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102
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MONTICELLO MEWS SECTION TWO PHASE II

MASON DISTRICT
FAIRFAX COUNTY, VA

DETAILED LANDSCAPE PLAN

VIKA REVISIONS

MARCH 24, 2015
JULY 10, 2015
OCTOBER 27, 2015
NOVEMBER 10, 2015
DECEMBER 11, 2015

DATE: JANUARY 9, 2015

DES.	DWN.
JAK	ARC

SCALE: 1"=30'

PROJECT/FILE NO. 6056J

SHEET NO. L - 3

FILE:P:\projects\6056\6056J\CADD - P\PLANNING\PLANNING DRAWINGS\L-1 LANDSCAPE.dwg USER:korth DATE:Dec. 10 2015 TIME: 04:00 pm

MONTICELLO MEWS: SECTION TWO - PHASE II Table 12.3 Tree Preservation Target Calculations and Statement			November 10, 2015
A	Pre-development area of existing tree canopy (from Exisiting Vegetation Map)(SF) =	92,842	See § 12-0508.2 (See Sht C-4)
B	Percentage of gross site area covered by existing tree canopy =	19.9%	
C	Percentage of 10-year tree canopy required for site =	15%	See Table 12.4
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	19.9%	
E	Proposed percentage of canopy requirement that will be met through tree preservation =	97.8%	
F	Has the Tree Preservation Target minimum been met?	Yes	Provide Yes or No
G	If No for line A 6, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the T	N/A	Provide sheet number, see § 12-0508.3
H	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0508.4	N/A	See § 12-0508.4
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	Yes	

P:\projects\6056\6056J\DATA -X\Landscape & Trees\[10-Yr Canopy - PH I& II.xls]Phase-II

MONTICELLO MEWS SECTION TWO - PHASE II Table 12.10 10-Year Tree Canopy Calculation Worksheet			November 10, 2015
Step		Totals	Reference
A. Tree Preservation Target and Statement			
A 1	Place the Tree Preservation Target calculations and statement here preceeding the 10-year tree canopy	See C-4	See § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area (SF) =	466,644	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage(SF) =	0	§ 12-0511.1B
B3	Subtract area of exemptions(SF) =	0	§ 12-0511.1C(1) through § 12 0511.1C(6)
B4	Adjusted gross site area (B1-B2,B3)(SF) =	466,644	Square feet
B5	Identify the site's zoning and/or use	R-12	
B6	Percentage of 10-year tree canopy required =	15%	§ 12-0510.1 and Table 12.4
B7	Area of 10-year Tree Canopy Required (B4 x B6)(SF) =	69,997	Square Feet (See Sht C-4)
B8	Modification of 10-year Tree Canopy Requirements requested?	No	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	–	Sheet number
C. Tree Preservation			
C 1	Tree Preservation Target Area(SF) =	13,926	Square Feet
C 2	Total canopy area meeting standards of § 12-0400 (SF) =	13,204	Square Feet (See Sht C-4)
C 3	C 2 x 1.25(SF) =	16,505	§ 12-0510.3B
C 4	Total canopy area provided by unique or valuable forest or woodland communities(SF) =	0	Square Feet
C 5	C 4 x 1.5(SF) =	0	§ 12-0510.3B(1)
C 6	total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees (SF) =	0	Square Feet
C 7	C 6 x 1.5 to 3.0 (SF)=	0	§ 12-0510.3B(2)
C 8	Canopy area of trees within resource Protection Areas and 100-year floodplains (SF) =	51,937	Square Feet (See Sht C-4)
C 9	C 8 x 1.0 (SF) =	51,937	§ 12-0510.3C(1)
C 10	Total of C 3, C 5, C 7 and C 9 =	68,442	If area of C 10 is less than B 7 remainder of requireent must be met through tree planting - go to D
D. Tree Planting			
D 1	Area of canopy to be met through tree planting (B 7-C10) =	1,555	Square feet
D 2	Area of canopy planted for air quality benefits =	0	Square feet
D 3	D 2 x 1.5 (SF) =	0	§ 12-0510.4B(1)
D 4	Area of canopy planted for energy conservation =	0	Square feet
D 5	D 4 x 1.5 (SF) =	0	§ 12-0510.4B(2)
D 6	Area of canopy planted for water quality benefits =	0	Square feet
D 7	D 6 x 1.25 (SF) =	0	§ 12-0510.4B(3)
D 8	Area of canopy planted for wildlife benefits =	14,037	Square feet
D 9	D 8 x 1.5 (SF) =	21,056	§ 12-0510.4B(4)
D 10	Area of canopy provided by native trees =	3,713	Square feet
D 11	D 10 x 1.5 (SF) =	5,570	§ 12-0510.4B(5)
D 12	Area of canopy provided by improved cultivars and varieties =	0	Square feet
D 13	D 12 x 1.25 (SF) =	0	§ 12-0510.4B(6)
D 14	Area of canopy provided through tree seedlings (SF) =	0	§ 12-0510.4D(1)
	D 14 x 1.0 =	0	Square feet
D 15	Area of canopy provided through native shrubs=	0	
	D15 x 1.0 =	0	
D 16	Percentage of D 14 represented by D 15 =	0.0%	Must not exceed 33% of D 14
D 17	Area of canopy to be planted with no benefit credits =	2,150	Square feet
D 18	Total of canopy area provided through tree planting =	28,775	Square feet
D 19	Is an offsite planting relief requested?	No	Yes or No
D 20	Tree Bank or Tree Fund?	No	Yes or No § 12-0512
D 21	Canopy area requested to be provided through offsite banking or tree fund =	0	Square Feet
D 22	Amount to be deposited into the Tree Preservation and Planting Fund =	0	
E. Total PH-I & II 10-year Tree Canopy Provided			
E 1	Total of canopy area provided through tree preservation (C 10) =	68,442	Square Feet
E 2	Total of canopy area provided through tree planting (D 17) =	28,775	Square Feet
E 3	Total of canopy area provided through offsite mechanism (D 19) =	0	Square Feet
E 4	Total of 10-year Tree Canopy Provided (SF)= (E1+E2+E3)	97,217	Total of E 1 through E 3, area should meet or exceed area in B 7

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MONTICELLO MEWS: SECTION TWO - PHASE I & II Table 12.3 Tree Preservation Target Calculations and Statement			November 10, 2015
A	Pre-development area of existing tree canopy (from exisiting vegetation map)(SF) =	114,054	See § 12-0508.2 (See Sht C-4)
B	Percentage of gross site area covered by existing tree canopy =	17.7%	
C	Percentage of 10-year tree canopy required for site =	15.0%	See Table 12.4
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	17.7%	
E	Proposed percentage of canopy requirement that will be met through tree preservation =	97.4%	
F	Has the Tree Preservation Target minimum been met?	Yes	Provide Yes or No
G	If No for line A 6, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0507.3 along with a narrative that provides a site-specific explanation of why the T	N/A	Provide sheet number, see § 12-0508.3
H	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0507.4	N/A	
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	Yes	See § 12-0508.4

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MONTICELLO MEWS SECTION TWO - PHASE I & II Table 12.10 10-Year Tree Canopy Calculation Worksheet			November 10, 2015
Step		Totals	Reference
A. Tree Preservation Target and Statement			
A 1	Place the Tree Preservation Target calculations and statement here preceeding the 10-year tree canopy	Yes	see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area (SF) =	645,829	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage(SF) =	0	§ 12-0511.1B
B3	Subtract area of exemptions(SF) =	0	§ 12-0510.1C(1) through § 12 0510.1C(6)
B4	Adjusted gross site area (B1-B2,B3)(SF) =	645,829	Square feet
B5	Identify the site's zoning and/or use	R-12	
B6	Percentage of 10-year tree canopy required =	15%	§ 12-0509.1 and Table 12.4
B7	Area of 10-year Tree Canopy Required (B4 x B6)(SF) =	96,874	Square Feet (See Sht C-4)
B8	Modification of 10-year Tree Canopy Requirements requested?	No	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	–	Sheet number
C. Tree Preservation			
C 1	Tree Preservation Target Area(SF) =	17,108	Square Feet
C 2	Total canopy area meeting standards of § 12-0400 (SF) =	31,896	Square Feet (See Sht C-4)
C 3	C 2 x 1.25(SF) =	39,870	§ 12-0510.3B
C 4	Total canopy area provided by unique or valuable forest or woodland communities(SF) =	0	Square Feet
C 5	C 4 x 1.5(SF) =	0	§ 12-0510.3B(1)
C 6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees (SF) =	0	Square Feet
C 7	C 6 x 1.5 to 3.0 (SF)=	0	§ 12-0510.3B(2)
C 8	Canopy area of trees within Resource Protection Areas (RPA) and 100-year floodplains (SF) =	54,457	Square Feet (See Sht C-4)
C 9	C 8 x 1.0 (SF) =	54,457	§ 12-0510.3C(1)
C 10	Total of C 3, C 5, C 7 and C 9 =	94,327	If area of C 10 is es than B 7 remainder of requireent must be met through tree planting - go to D
D. Tree Planting			
D 1	Area of canopy to be met through tree planting (B 7-C10) =	2,547	Square feet
D 2	Area of canopy planted for air quality benefits =	0	Square feet
D 3	D 2 x 1.5 (SF) =	0	§ 12-0510.4B(1)
D 4	Area of canopy planted for energy conservation =	0	Square feet
D 5	D 4 x 1.5 (SF) =	0	§ 12-0510.4B(2)
D 6	Area of canopy planted for water uality benefits =	0	Square feet
D 7	D 6 x 1.25 (SF) =	0	§ 12-0510.4B(3)
D 8	Area of canopy planted for wildlife benefits =	14,037	Square feet
D 9	D 8 x 1.5 (SF) =	21,056	§ 12-0510.4B(4)
D 10	Area of canopy provided by native trees =	3,713	Square feet
D 11	D 10 x 1.5 (SF) =	5,570	§ 12-0510.4B(5)
D 12	Area of canopy provided by improved cultivars and varieties =	0	Square feet
D 13	D 12 x 1.25 (SF) =	0	§ 12-0510.4B(6)
D 14	Area of canopy provided through tree seedlings (SF) =	0	§ 12-0510.4D(1)(a)
	D 14 x 1.0 =	0	Square feet
D 15	Area of canopy provided through native shrubs=	0	
	D15 x 1.0 =	0	
D16	Percentage of D 14 represented by D 15 =	0	Must not exceed 33% of D 14
D 17	Area of canopy to be planted with no benefit credits =	2,150	Square feet
D 18	Total of canopy area provided through tree planting =	28,775	Square feet
D 19	Is an offsite planting relief requested?	No	Yes or No
D 20	Tree Bank or Tree Fund?	No	Yes or No § 12-0512
D 21	Canopy area requested to be provided through offsite banking or tree fund =	0	Square feet
D 22	Amount to be deposited into the Tree Preservation and Planting Fund =	0	
E. Total of 10-year Tree Canopy Provided			
E 1	Total of canopy area provided through tree preservation (C 10) =	94,327	Square feet
E 2	Total of canopy area provided through tree planting (D 18) =	28,775	Square feet
E 3	Total of canopy area provided through offsite mechanism (D 21) =	0	Square feet
E 4	Total of 10-year Tree Canopy Provided (SF)=	123,102	Total of E 1 through E 3, area should meet or exceed area in B 7

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MONTICELLO MEWS SECTION TWO - PHASE II Interior Parking Lot Landscaping Calculations		November 10, 2015
		Remarks
Area to be counted (SF) =	66,808	Square Feet
Interior Parking Lot Landscaping Required (5%) =	3,340	Square Feet
Total Shade Tree Canopy Provided		
(18 trees @ 200 SF ea.) =	3,600	
(X trees @ X SF ea.) =	0	Counting benefit credits
Total Area Required (SF) =	3,340	5.0%
Total Area Provided (SF)=	3,600	5.4%

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MONTICELLO MEWS SECTION TWO - PHASE I & II Interior Parking Lot Landscaping Calculations		November 10, 2015
		Remarks
Area to be counted (SF) =	104,460	Square feet
Interior Parking Lot Landscaping Required (5%) =	5,223	Square feet
Total Shade Tree Canopy Provided		
PH-I (20 Trees @ 200 SF/EA) =	4,000	No benefit credits
PH-I (2 Trees @ 100 SF/EA) =	200	No benefit credits
PH-II (18 Trees @ 200 SF/EA) =	3,600	
Total Area Required (SF) =	5,223	5.0%
Total Area Provided (SF)=	7,800	7.5%

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November 10, 2015
Monticello Mews – Section Two - Phase II
Supplemental 10-Year Tree Canopy Coverage Summary
(See Tables 12.3 and 12.10 for detailed information and calculations)

1. Gross Site Area = 466,644 SF
   a. Minus Dedication Area(s) = 0.00 SF
2. Adjusted Gross Site Area = 466,644 SF
3. Required 10-Year Tree Canopy Coverage (from Table 12.4) = 15%
4. **Required 10-Year Tree Canopy Coverage = 69,997 SF (#2 x #3 = 69,997 SF)**
5. Area of Existing Tree Canopy (See EVM Sheet C-4) = 92,842 SF
6. % of Gross Site Area covered by Existing Tree Canopy = 19.9% (#5 / #1 = 19.98957%)
7. **Target: Required 10-Year Tree Canopy that should be met through Preservation of Existing Trees = 13,926 SF (#4 x #6 = 13,926 SF)**
8. Area of Existing Tree Canopy to be Preserved Meeting Standards = 13,204 SF (see EVM – Sheet C-4)
9. Area of Existing Tree Canopy to be Preserved w/ 1.25 benefit = 16,505 SF (13,204 X 1.25 = 16,505 SF) (PFM 12-0510.3B)
10. Area of Existing Tree Canopy to be Preserved w/in RPA = 51,937 SF
11. Total Existing Tree Canopy to be Preserved = 68,442 SF (#9 + # 10 = 68,442 SF)
12. **Tree Preservation Target Met? YES (68,442 SF > 13,926 SF)** (If "NO" See Target Deviation Request & Narrative)
13. Resultant Area of Required 10-Year Tree Canopy to be Provided Through Tree Planting = 1,555 SF (#4 minus #11 = 1,555 SF)
14. 10-Year Canopy Area of Proposed Tree Planting = 28,775 SF (SEE PLANT LIST THIS SHEET)
15. **Total Tree Canopy Provided = 97,217 SF (#11 + #14)**
16. **Required 10-Year Tree Canopy Coverage Met? = YES 97,217 SF > 69,997 SF (#15 > #4)**

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November 10, 2015
Monticello Mews – Section Two - Phase I & II
Supplemental 10-Year Tree Canopy Coverage Summary
(See Tables 12.3 and 12.10 for detailed information and calculations)

1. Gross Site Area = 645,829 SF
   a. Minus Dedication Area(s) = 000 SF
2. Adjusted Gross Site Area = 645,829 SF
3. Required 10-Year Tree Canopy Coverage (from Table 12.4) = 15%
4. **Required 10-Year Tree Canopy Coverage = 96,874 SF (#2 x #3 = 96,874 SF)**
5. Area of Existing Tree Canopy (See EVM Sheet C-4) = 114,054 SF
6. % of Gross Site Area covered by Existing Tree Canopy = 17.7% (#5 / #1 = 17.66031%)
7. **Target: Required 10-Year Tree Canopy that should be met through Preservation of Existing Trees = 17,108 SF (#4 x #6 = 17,108 SF)**
8. Area of Existing Tree Canopy to be Preserved Meeting Standards = 31,896 SF (see EVM – Sheet C-4)
9. Area of Existing Tree Canopy to be Preserved w/ 1.25 benefit = 39,870 SF (31,896 X 1.25 = 39,870 SF) (PFM 12-0510.3B)
10. Area of Existing Tree Canopy to be Preserved w/in RPA = 54,457 SF
11. Total Existing Tree Canopy to be Preserved = 94,327 SF (#9 + # 10 = 94,327 SF)
12. **Tree Preservation Target Met? YES (94,327 SF > 14,629 SF)** (If "NO" See Target Deviation Request & Narrative)
13. Resultant Area of Required 10-Year Tree Canopy to be Provided Through Tree Planting = -2,479 SF (#4 minus #11 = -2,479 SF)
14. 10-Year Canopy Area of Proposed Tree Planting = 28,775 SF (SEE PLANT LIST THIS SHEET)
15. **Total Tree Canopy Provided = 123,102 SF (#11 + #14)**
16. **Required 10-Year Tree Canopy Coverage Met? = YES 123,102 SF > 96,874 SF (#15 > #4)**

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MONTICELLO MEWS SECTION III
PRELIMINARY PLANT LIST WITH CANOPY COVERAGE CREDIT

KEY CATEGORY	QUANTITY	BOTANICAL NAME	COMMON NAME	STOCK SIZE	CANOPY CREDIT (SF)	ADDITIONAL CREDIT (SF)	TOTAL CREDIT (SF)	STOCK TYPE
CATEGORY I – TREES								
Ia		Ilex x attenuata 'Fosteri'	Foster Holly	8' Ht	50			B&B
To		Thuga occidentalis 'Nigra'	Dark Green American Arborvitae	8' Ht	50			B&B
	43					CATEGORY I SUBTOTAL	2,150	
CATEGORY II – TREES								
Aa		Amelanchier arborea	Downey Serviceberry	2" Caliper	100	150 (WL)		B&B
Al		Amelanchier laevis	Alleghney Serviceberry	2" Caliper	100	150 (WL)		B&B
Cf		Cornus florida 'Cherokee Princess'	'Cherokee Princess' Dogwood	2" Caliper	100	150 (WL)		B&B
Io		Ilex opaca	American Holly	2" Cla(6'Ht)	100	150 (WL)		B&B
Mv		Magnolia virginana	Sweetbay Magnolia	2" Caliper	100	150 (N)		B&B
Oa		Oxydendrum arboreum	Sourwood	2" Caliper	100	150 (N)		B&B
Sa		Sassafras albidum	Sassafras	2" Caliper	100	150 (N)		B&B
	40					CATEGORY II SUBTOTAL	6,000	
CATEGORY III – TREES								
Bn		Betula nigra	River Birch	2" Caliper	150	225 (WL)		B&B
Co		Celtus occidentalis	Deodara Cedar	2" Caliper	150	225 (WL)		B&B
Dv		Diospiros virginia	Persimmon	2" Caliper	150	225 (WL)		B&B
Ma		Magnolia acuminata	Cucumber Tree	2" Caliper	150	225 (N)		B&B
Ns		Nyssa sylvatica	Black Gum	2" Caliper	150	225 (WL)		B&B
Td		Taxodium distichum	Bald Cypress	2" Caliper	150	225 (WL)		B&B
	17					CATEGORY III SUBTOTAL	3,825	
CATEGORY IV – TREES								
Ar		Acer rubrum	Red Maple	2" Caliper	200	300 (WL)		B&B
As		Acer saccharum	Sugar Maple	2" Caliper	200	300 (WL)		B&B
Ct		Carya tomentosa	Mockernut Hickory	2" Caliper	200	300 (WL)		B&B
Lt		Liriodendron tulipifera	Tulip Poplar	2" Caliper	200	300 (WL)		B&B
Pa		Platanus occidentalis	American Sycamore	2" Caliper	200	300 (N)		B&B
Pv		Pinus virginiana	Virginia Pine	2" Caliper	200	300 (WL)		B&B
Qp		Quercus phellos	Willow Oak	2" Caliper	200	300 (WL)		B&B
	56					CATEGORY VI SUBTOTAL	16,800	
TOTAL TREE COVERAGE PROVIDED BY PLANTING							28,775	

TRANSITIONAL SCREENING ANALYSIS - PER SECTION 13-300 OF THE ZONING ORDINANCE

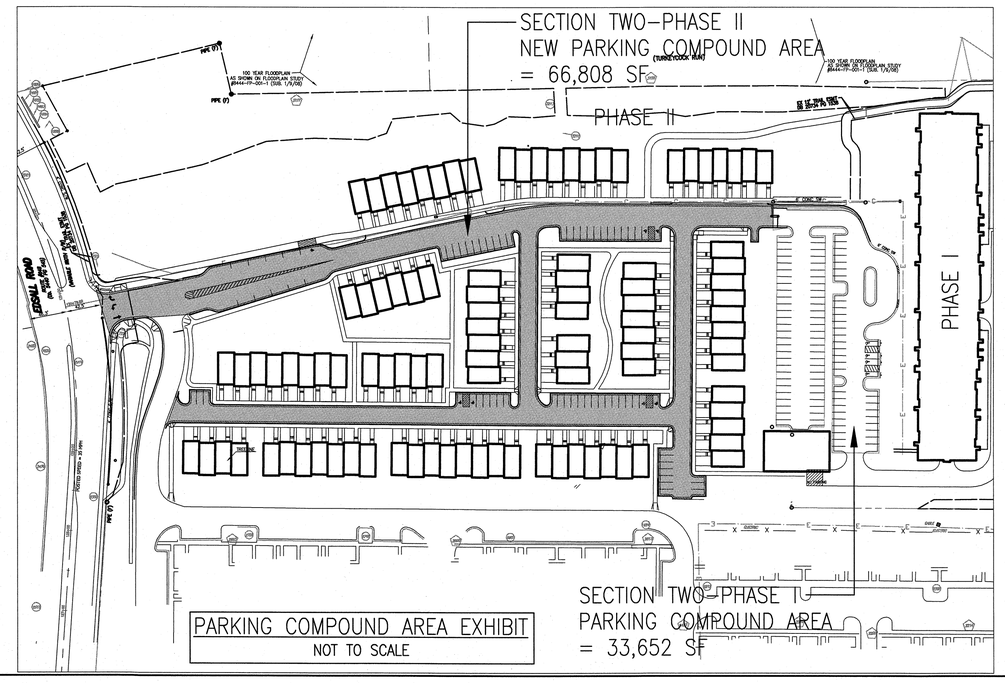
PROPOSED SFA RESIDENTIAL v EXISTING SFA RESIDENTIAL - NORTH, SOUTH AND WEST BOUNDARY LINE:

NO TRANSITIONAL SCREEN YARD OR BARRIERS REQUIRED PER ZO 13-300 AND TRANSITIONAL SCREENING AND BARRIER MATRIX

SFA RESIDENTIAL v EXISTING COMMERCIAL - EAST BOUNDARY LINE:

NO TRANSITIONAL SCREEN YARD OR BARRIERS REQUIRED PER ZO 13-300 AND TRANSITIONAL SCREENING AND BARRIER MATRIX

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 011447
12/11/15
PROFESSIONAL ENGINEER



PARKING COMPOUND AREA EXHIBIT
NOT TO SCALE

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
W W W . V I K A . C O M

MONTICELLO MEWS SECTION TWO PHASE II

MASON DISTRICT
FAIRFAX COUNTY, VA

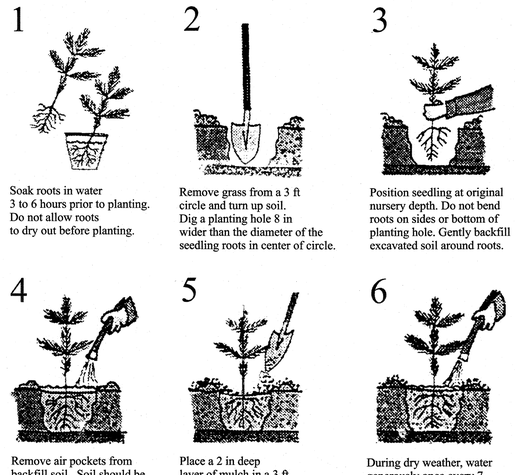
LANDSCAPE TABULATIONS AND EXHIBITS

VIKA REVISIONS
MARCH 24, 2015
JULY 10, 2015
OCTOBER 27, 2015
NOVEMBER 10, 2015
DECEMBER 11, 2015

DATE: JANUARY 9, 2015
DES. NPK | DWN. NPK
SCALE: NTS
PROJECT/FILE NO. 6056J
SHEET NO. L - 4

FILE:P:\projects\6056\6056J\CADD – P\PLANNING\PLANNING DRAWINGS\L-4_L-5 LANDSCAPE.dwg USER:kevith DATE:Dec. 10 2015 TIME: 04:29 pm

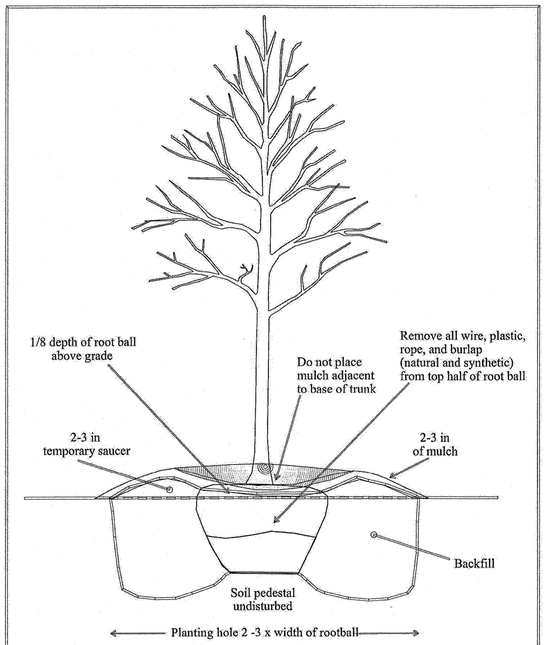
FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



Illustrations provided by The National Arbor Foundation

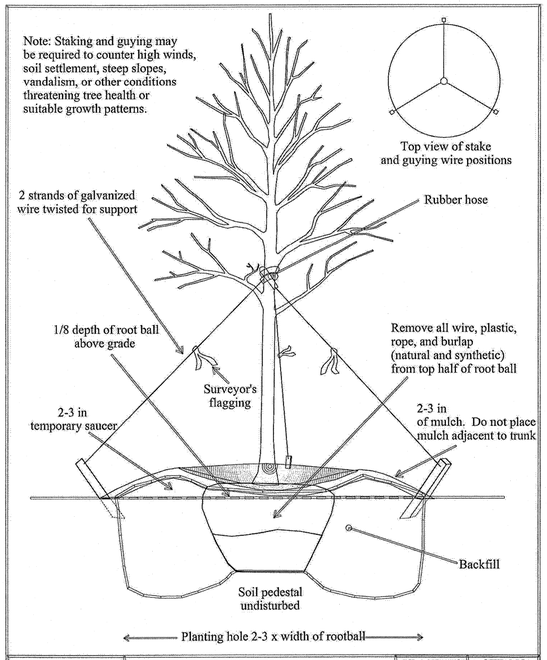
Ref. Sec. 12-0705.5F Rev. 2-02, 2011 Reprint	PLANTING TREE SEEDLINGS	PLATE NO.	STD. NO.
		8-12	

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



Reference: Section 12-0805.3A	TREE PLANTING	PLATE NO	STD NO
		8-12	

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



Reference Sec 12-0805.3C	TREE GUYING FOR TREES 3 INCHES IN CALIPER AND GREATER WHEN REQUIRED	PLATE NO	STD NO
		10-12	

TREE CONSERVATION SPECIFICATION NARRATIVE

PER PUBLIC FACILITIES MANUEL 12-0705.5B, TREE CONSERVATION AREAS SHALL CONSIST OF SEEDLINGS AND SHALL BE PLANTED AT A DENSITY OF APPROXIMATLY 400 SEEDLINGS PER ACRE. SEEDLINGS SHALL BE AT LEAST THREE (3) YEARS OLD AND TWELVE (12) INCHES IN HEIGHT. SEEDLINGS OF A GREATER AGE MAY BE USED. PLANTING STOCK SHALL BE HEALTHY AND FREE FROM INSECT AND DISEASE PEST AND HAVE A SINGLE LEADER. THE ROOT SYSTEM IS TO BE WELL DEVELOPED, FIBOROUS AND KEPT MOIST UNTIL PLANTED. SEEDLINGS SHALL BE PLANTED BETWEEN THE DATES OF MARCH 1 AND MAY 15 AND NOVEMBER 15 AND DECEMBER 15. IN AREAS OF UNDISTURBED, UNCOMPACTED SOIL, SEEDLINGS MAY BE PLANTED WITH A DIBBLE BAR, SHOVEL OR AUGER. SEE PFM PLATE 8-12, PLANTING TREE SEEDLINGS. IN AREAS OF COMPACTED SOIL OR FILL, THE SOIL THROUGHOUT THE AREA SHALL BE AMENDED WITH 3-6 INCHES OF ORGANIC MATTER AND THOROUGHLY TILLED TO A DEPTH OF TWELVE (12) INCHES BEFORE PLANTING. AFTER THE SOIL HAS BEEN PREPAIRED AND ALLOWED TO SETTLE, THE SEEDLINGS MAY BE PLANTED USING THE DIBBLE BAR, SHOVEL OR AUGER METHOD.

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Virginia Cooperative Extension

REPRINTED 2004

Horticulture

PUBLICATION 430-295

Tree and Shrub Planting Guidelines

*Bonnie Lee Appleton and Susan French**

Plant and Site Selection

Select trees and shrubs well-adapted to conditions of individual planting sites. Poorly-sited plants are doomed from the start, no matter how carefully they're planted.

Test soil drainage before planting. Dig a test hole as deep as your planting hole and fill with water. If water drains at a rate of less than one inch per hour, consider installing drainage to carry water away from the planting hole base, or moving or raising the planting site (berm construction).

Also **consider using more water-tolerant species.** For trees, try red maple, sycamore, bald cypress, willow oak, or river birch. For shrubs, try inkberry, redtwig dogwood and buttonbush. Avoid dogwoods, azaleas, boxwoods, Japanese hollies, and other plants that don't like "wet feet" where drainage is poor.

Examine soil for compaction before planting. If soils are compacted, consider replacement with a good loam soil, or incorporation of several inches of an organic material such as composted yard waste to a depth of at least 8 inches over the entire planting area. **Do not incorporate small quantities of sand** - compaction will increase and drainage decrease.

Site Preparation

Dig shallow planting holes two to three times as wide as the root ball. Wide, shallow holes encourage horizontal root growth that trees and shrubs naturally produce.

In well-drained soil, **dig holes as deep as the root ball.** In poorly-drained heavy clay soil, dig holes one to two inches shallower than the root ball. Cover the exposed root ball top with mulch.

Don't dig holes deeper than root balls or put loose soil beneath roots because loose soil will compact over time, leaving trees and shrubs planted too deep. Widen holes near the soil surface where most root growth occurs. Score walls of machine-dug (auger, backhoe) holes to prevent glazing.

Backfill holes with existing unamended soil. Do not incorporate organic matter such as peatmoss into backfill for individual planting holes. Differences in soil pore sizes will be created causing problems with water movement and root growth between the root ball, planting hole, and surrounding soil.

Backfill half the soil, then **water thoroughly to settle out air pockets.** Finish backfilling, then water again. Cover any exposed root ball tops with mulch.

Incorporate slow-release granular fertilizers into backfill soil to provide nitrogen, or if a soil test indicates a need for phosphorus or potassium. **Avoid using fast-release agronomic fertilizers that can dehydrate tree roots.** Use no more than 1# actual nitrogen per 1,000 ft. of planting hole surface. (Example - if using 18-6-12 with a 5' diameter hole, incorporate 0.3 oz. per planting hole.)

Tree and Shrub Preparation

Closely inspect the wrapping around root balls of B&B (balled and burlapped) trees and shrubs. Growers use many synthetic materials, as well as burlap treated to retard degradation, to wrap root balls. Many of these materials will not degrade. To insure root growth into surrounding soil, **remove pinning nails or rope lacing, then cut away or drop the wrapping material to the bottom of the planting hole,** backfilling over it.

Wire baskets used to protect root balls degrade very slowly underground. **Remove the top 8-12 inches of wire** to keep equipment from getting caught in wire loops, and surface roots from girdling.

Remove all rope, whether jute or nylon, from trunks. Again, degradation is slow or nonexistent, and ropes can girdle trunks and roots.

Remove plastic containers from container-grown trees and shrubs. For plants in fiber pots, break away the top or remove the pot entirely. Many fiber pots are coated to extend their shelf life, but this slows degradation below ground and retards root extension.

If roots are circling around the root ball exterior, cut through the roots in a few places. Cutting helps prevent circling roots from eventually girdling the trunk. Select trees grown in containers with vertical ribs or a copper-treatment on the interior container wall. These container modifications and treatments minimize circling root formation.

Tree Care After Planting

Remove tags and labels from trees and shrubs to prevent girdling branches and trunks.

Good follow-up watering helps promote root growth. Drip irrigation systems and water reservoir devices can facilitate watering.

Mulch, but don't over mulch newly planted trees and shrubs. **Two to three inches of mulch is best** - less if a fine material, more if coarse. Use either organic mulches (shredded or chunk pine bark, pine straw, composts) or inorganic mulches (volcanic and river rocks).

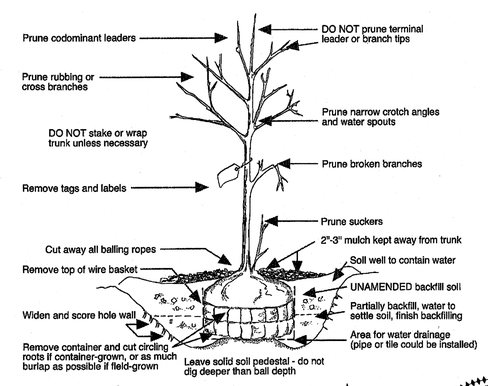
Keep mulch from touching tree trunks and shrub stems. This prevents disease and rodent problems if using organic mulches, and bark abrasion if using inorganic mulches.

Don't use black plastic beneath mulch around trees and shrubs because it blocks air and water exchange. For added weed control, use landscape fabrics that resist weed root penetration. Apply only one to two inches of mulch atop fabrics to prevent weeds from growing in the mulch.

Only stake trees with large crowns, or those situated on windy sites or where people may push them over. Stake for a maximum of one year. Allow trees a slight amount of flex rather than holding them rigidly in place. Use guying or attaching material that won't damage the bark. To prevent trunk girdling, remove all guying material after one year.

Most trees should not have their trunks wrapped. Wrapping often increases insect, disease, and water damage to trunks. Thin-barked trees planted in spring or summer into hot or paved areas may benefit from wrapping if a white wrap is used. To avoid trunk girdling, do not attach wraps with wire, nylon rope, plastic ties, or electrical tape. If wraps must be used, remove within one year.

For protection against animal or equipment damage, install guards to protect the trunk. Be sure the guards are loose-fitting and permit air circulation.



*Extension Specialist and Extension Technician, respectively; ARBC, Hampton Roads; Virginia Tech

Virginia Tech
VIRGINIA POLYTECHNIC INSTITUTE AND STATE UNIVERSITY

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W W W . V I K A . C O M

MONTICELLO MEWS
SECTION TWO PHASE II

MASON DISTRICT
FAIRFAX COUNTY, VA

LANDSCAPE DETAILS AND SPECIFICATIONS

VIKA REVISIONS
MARCH 24, 2015
JULY 10, 2015
OCTOBER 27, 2015
NOVEMBER 10, 2015
DECEMBER 11, 2015

DATE: JANUARY 9, 2015	
DES. NPK	DWN. NPK
SCALE: NTS	
PROJECT/FILE NO. 6056J	
SHEET NO. L - 5	

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 011447
12/11/15
PROFESSIONAL ENGINEER

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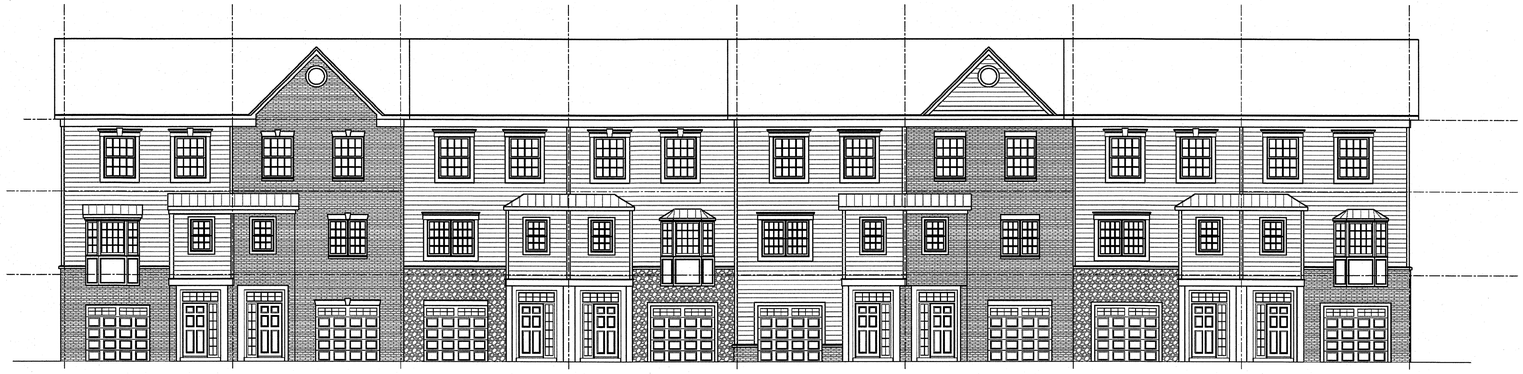
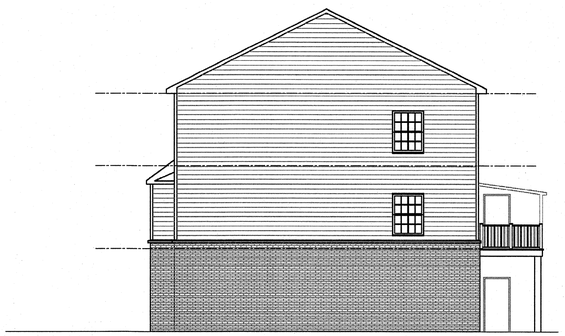
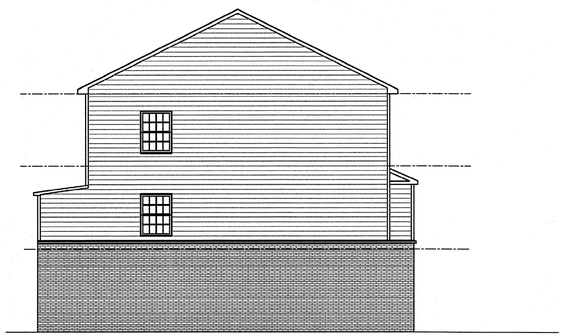


A A21 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



C A21 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



D A21 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

C A21 REAR ELEVATION
SCALE: 1/8" = 1'-0"

THIS DRAWING IS PROVIDED FOR ILLUSTRATION PURPOSE ONLY!!

NOT TO SCALE

CONCEPTUAL ELEVATIONS

APPLICANT RESERVES THE RIGHT TO REVISE THE CONCEPTUAL ELEVATIONS AS A RESULT OF FINAL ENGINEERING AND ARCHITECTURAL DESIGN, PROVIDED THE QUALITY OF DESIGN REMAINED GENERALLY CONSISTENT WITH THAT SHOWN ON THE GDP.

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 011447
12/11/15
PROFESSIONAL ENGINEER

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MONTICELLO MEWS SECTION TWO PHASE II

MASON DISTRICT
FAIRFAX COUNTY, VA

CONCEPTUAL ELEVATION

VIKA REVISIONS

OCTOBER 27, 2015
NOVEMBER 10, 2015
DECEMBER 11, 2015

DATE: JULY 10, 2015	
DES. NPK	DWN. NPK
SCALE: NTS	
PROJECT/FILE NO. 6056J	
SHEET NO. A-1	

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

DESCRIPTION OF THE APPLICATION

The applicant, DRW, Inc. is requesting approval of a partial proffered condition amendment (PCA) to permit modifications to proffers and site design to permit 102 single-family attached dwellings on the subject property, which consists of 10.71 acres and is zoned R-12.

During the 1960s and 1970s, the property was used as a quarry operation. On February 2, 1976, the Fairfax County Board of Supervisors approved RZ 74-5-158, which was a request to rezone 41.37 acres to the (current) R-12 District to construct 496 garden apartment dwellings. Subsequent to this rezoning, on May 4, 1981, the Fairfax County Board of Supervisors approved PCA 74-5-158-2 to develop the property in 2 sections. Section 1 (Jefferson Green) was developed with 195 single family attached dwellings. Section 2, Phase 1 (The Isabella) was originally approved to be developed with 297 multi-family dwellings in 2 mid-rise buildings. As an alternative, the proffers permitted development of this section with single family attached dwellings.

Section 2, Phase 1 was recently developed with a single multi-family building containing 144 dwellings located on the southern 4.11 acres of this section per an interpretation dated March 15, 2004. With this interpretation, a multi-family development option was implemented and the remainder of the site could not be developed with single family attached homes without a PCA.

The current request is to utilize unconstructed density (153 units) from Section 2, Phase 1 and transfer this to Section 2, Phase 2 via a partial PCA for the remaining 10.71 acres. The applicant has submitted this partial PCA in order to develop the property as Section 2, Phase 2 with 102 single family attached dwellings at a density of 9.52 dwelling units per acre (du/ac). This would result in a reduction in the overall permitted density of 496 dwellings on both Sections 1 and 2 to a maximum of 441 dwellings.

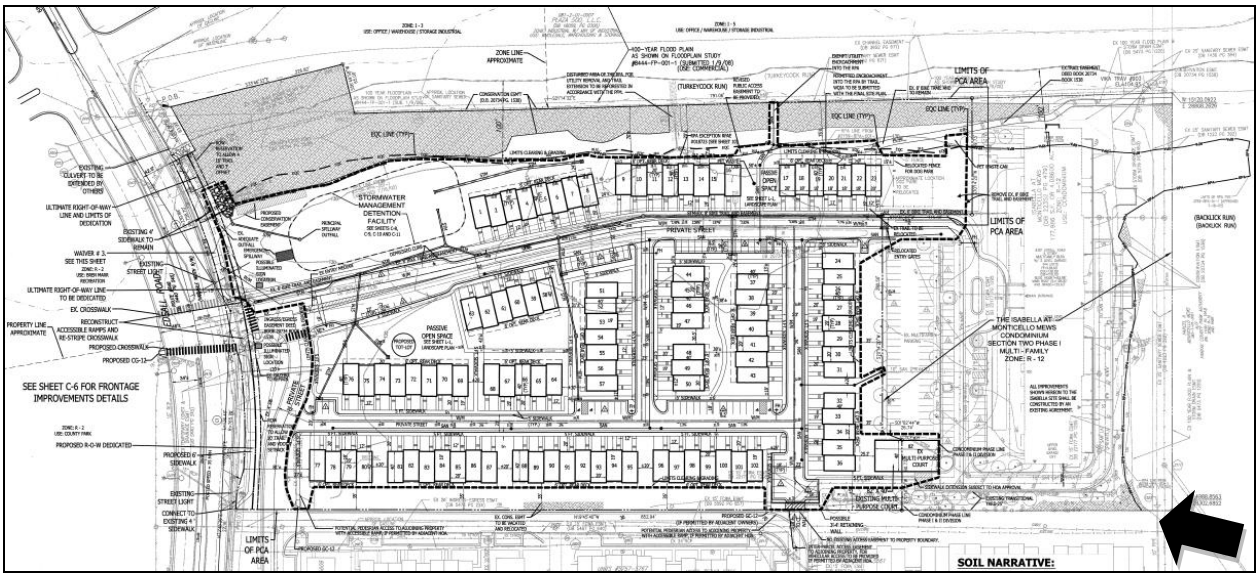

Figure 1: Proposed Development Plan, Source: Applicant

The applicant's draft proffers, Statement of Justification and affidavit are contained in Appendices 1-3, respectively.

Waivers/Modifications Requested

- Waiver of the maximum length of a private street in accordance with Paragraph 2 of Section 11-302 of the Zoning Ordinance in favor of that shown on the Generalized Development Plan (GDP).

- Modification of the interparcel access requirement per Paragraph 3B of Section 17-201 of the Zoning Ordinance in favor of that shown on the GDP.

- Waiver and modification of the requirement to construct a 5-foot wide on-road bicycle lane along Edsall Road per Paragraph 3 of Section 17-201 of the Zoning Ordinance in favor of permitting the existing 4-foot wide sidewalk to remain and proposing a 6-foot wide sidewalk and additional right-of-way dedication as shown on the GDP.

- Direct the Director of DPWES to permit a modification of Section 7-802 of the Public Facilities Manual to permit minimum 20-foot wide alleys and ramps for vehicular access and circulation as shown on the GDP.

LOCATION AND CHARACTER

The subject property is located on the south side of Edsall Road, approximately 1,200 feet west of the City of Alexandria. The partial PCA consists of one parcel (parcel 8A) and contains infrastructure and road improvements serving the adjacent Jefferson Green and Isabella developments. There are environmental features including a major floodplain (8444-FP-001-1), Resource Protection Area (RPA) (3759-RPA-001-1), and Environmental Quality Corridor (EQC) on the eastern portion of the subject property. The topography is sloping to the east and west from a ridge in the middle of the property. Existing vegetation and landscaped trees are scattered throughout the property and along the northern, western and eastern property lines. The vacant portion of Section 2, which is the subject of this application, was the site of a quarry operation in the 1960s and 1970s, and contains unconsolidated fill materials, which will be discussed later in the analysis.

Figure 2: Aerial Photography, Source: Fairfax County Pictometry with Added Graphics from Staff

As detailed below, the surrounding properties are generally a mix of public park, office and low to medium density residential.

SURROUNDING AREA DESCRIPTION			
Direction	**Use**	**Zoning**	**Comprehensive Plan**
North	Recreation/Park (Bren Mar Park)	R-2	Private Recreation/Public Park
East	Office/Warehouse/Industrial	I-3/I-5	Industrial/Public Park
South	Multi-Family Residential (Isabella)	R-12	Residential, 5-8 du/ac
West	Single Family Attached Residential (Jefferson Green)	R-12	Residential, 5-8 du/ac

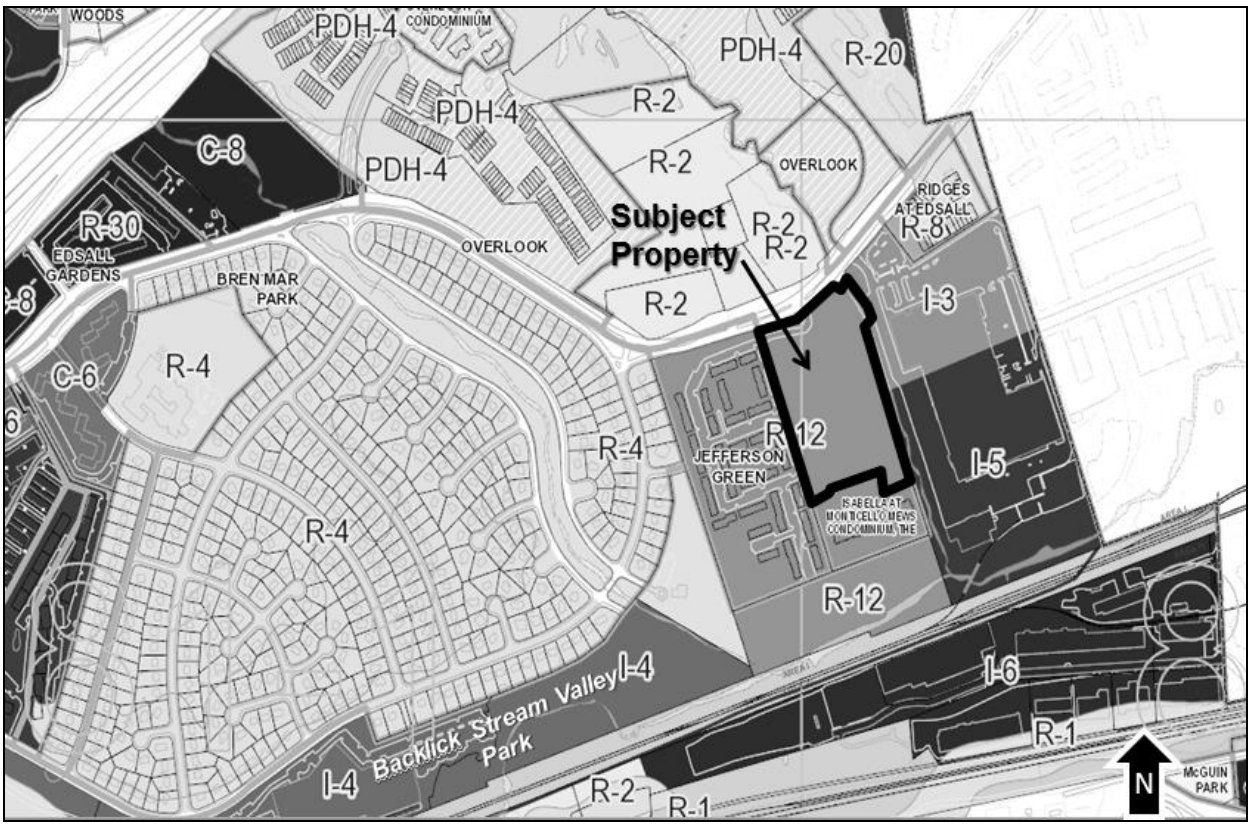

Figure 3: Zoning Map, Source: Fairfax County GIS and Mapping with Added Graphics from Staff

BACKGROUND

On February 2, 1976, the Fairfax County Board of Supervisors approved RZ 74-5-158 to rezone 41.37 acres from the RE-0.5 District to the RM-2G District to develop 496 garden apartment dwellings with up to 1,200 bedrooms in Sections 1 and 2. Copies of the approved proffers and GDP are available on file with the Zoning Evaluation Division of the Department of Planning and Zoning.

On January 9, 1978, the Fairfax County Board of Supervisors approved PCA 74-5-158 to permit modifications to the approved development plan and proffers to permit up to 228 garden apartment dwellings in Section 1. The applicant also reserved the right to develop Section 2 with structures at a later date. Copies of the approved proffers and GDP are available on file with the Zoning Evaluation Division of the Department of Planning and Zoning.

On August 14, 1978, the current Fairfax County Zoning Ordinance went into effect and the subject property was re-classified from the RM-2G District to the R-12 District.

On May 4, 1981, the Fairfax County Board of Supervisors approved PCA 74-5-158-2 to permit modifications to the approved development plan and proffers to permit 199 single family attached dwellings in Section 1 and 297 multi-family dwellings in 2 mid-rise buildings in Section 2. To date, 195 single family attached dwellings have been constructed in Section 1 and 144 multi-family dwellings in a single mid-rise building have been constructed in Section 2, leaving a balance of 153 approved dwellings for the development. A copy of the approved development plan and proffers are located in Appendix 4.

Proffer #1 from PCA 74-5-158-2 provided for one of two mutually exclusive development alternatives on Section 2. The first alternative allowed the development of mid-rise multi-family buildings not more than 65 feet in height, located at least 1,000 feet from Edsall Road, as shown on the GDP. The second development alternative allowed dwelling units permitted by the R-12 zoning district (not more than three stories in height).

An interpretation dated July 24, 1997 provided for the development of garden style multi-family buildings pursuant to the second development alternative on Section 2. This alternative was not implemented. A second interpretation made on March 15, 2004, allowed for the development of Section 2 with 1, 7-story multi-family building (as opposed to 2 multi-family buildings depicted on the GDP), consistent with the first development alternative. Copies of these determinations are located in Appendix 4.

A 6-story multi-family building was ultimately constructed on the southern portion of Section 2 in conjunction with the design approved with the March 15, 2004 interpretation. This building is the aforementioned “Isabella” and contains 144 dwellings. The construction of this building implemented the first development alternative and rendered moot the design of the remaining portion of Section 2 with single family attached

dwellings. In order to develop the remaining approved density in Section 2 as single family attached dwellings, a proffered condition amendment is required.

At this time, the applicant is proposing to transfer the unconstructed density from Section 2, Phase 1 to the subject property, which is Section 2, Phase 2, to construct 102 single family attached dwellings at a density of 9.52 dwelling units per acre (du/ac). This would result in a reduction in the overall permitted density of 496 dwellings on both Sections 1 and 2 to a maximum of 441 dwellings.

In accordance with Proffer #7 from PCA 74-5-158-2, the applicant was also required to provide "twenty-three dwellings scattered throughout Section 1 provided to the Fairfax County Housing and Redevelopment Authority for low moderate income families." No specific commitment was made for Section 2. At this time, there is no record that the proffer was fulfilled in Section 1. Since the applicant is proposing a reduction in permitted density from the original rezoning, the applicant does not trigger the affordable dwelling unit requirements contained in Part 8 of Article 2 of the Zoning Ordinance with the current PCA. However, as part of the 102 proposed dwellings, the applicant has proffered 5 dwellings as workforce dwelling units in accordance with Fairfax County policy and as further discussed below in the Residential Development Criteria.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area: I
Planning District: Lincolnia
Planning Sector: Bren Mar Park (L-3)
Plan Map: Residential; 5-8 du/ac

The subject property is located in the Bren Mar Community Planning Sector (L-3) of the Lincolnia Planning District in Area I. There is no specific text for the subject property; however on Page 31 of the Fairfax County Comprehensive Plan ("Plan"), 2013 Edition, the Plan states the following for property in this planning sector:

> *"The Bren Mar Park sector contains stable residential neighborhoods. Infill development within this sector needs to be of a compatible use, type and intensity in accordance with the guidance in the Policy Plan under Land Use Objectives 8 and 14."*

The Comprehensive Plan map calls for a density of 5-8 du/acre on the subject property and surrounding property. The subject property was originally rezoned to the R-12 District in 1976, which permitted a maximum density of 12 du/acre. While the applicant is proposing a density of 9.52 du/acre, this represents a reduction in density from that originally approved and is only slightly higher than current plan recommendations. Therefore staff believes the use and density are in harmony with the Comprehensive Plan.

DESCRIPTION OF THE GENERALIZED DEVELOPMENT PLAN (GDP)
(Reduction at front of staff report)

Title of GDP: Monticello Mews Section Two Phase II

Prepared by: VIKA

Date: January 9, 2015, as revised through December 11, 2015

Overview

This GDP is divided into three sections: Civil (C) Sheets (11 sheets); Landscape (L) Sheets (5 sheets); and Architectural (A) Sheets (1 sheet).

The Civil Sheets include the notes and tabulations, existing conditions and vegetation plans, the GDP, pedestrian and vehicular circulation plan, vehicular turning exhibits, and stormwater management computations and plan. The Landscape Sheets include the landscape plan and details. The Architectural sheet includes the proposed building elevations.

Proposed Layout

The GDP (Figure 1) depicts the development of the subject property with 102 single-family attached dwellings at a density of 9.52 du/acre. Of the 102 dwellings, 5 will be provided as workforce dwelling units (WDU's). The dwellings front a series of existing and proposed private streets and the garages are front-loaded. The streets will terminate on site and no additional interparcel access is proposed to adjacent developments other than the current connections to Jefferson Green to the west and Isabella to the south.

The typical lot layout on Sheet C-5 of the GDP shows the dwelling dimensions as 20 feet by 40 feet for the market rate units and 18 feet by 38 feet for the WDU's. All dwellings will have a minimum 18-foot front setback from the back of sidewalk to the garage to accommodate parking within the driveway without overhanging the sidewalk. The proposed dwellings are designed as single-family attached dwellings, and the applicant has proffered to demonstrate compliance with the R-12 bulk requirements for fee simple lots per the typical lot detail shown on Sheet C-5 of the GDP, if the dwellings are designated as fee simple at time of site plan. The applicant is also reserving the right at site plan to designate these dwellings as condominiums and compliance with the R-12 bulk requirements from the peripheral lot lines will be demonstrated at time of site plan.

Vehicular and Pedestrian Access

The property is currently accessed from Edsall Road via an existing variable width private street. In conjunction with this application, modifications to this private street are proposed to remove the existing grass median, provide curb and gutter on both sides of the street and a 5-foot wide sidewalk on the west side of the street. The existing 8-foot wide asphalt bicycle trail along the east side of the street will be preserved and relocated, in part, to accommodate the proposed development. Additional private streets are proposed to serve the remaining portion of the development. These streets will be designed with a maximum width of 23 feet from back of curb to back of curb; though the applicant is reserving the right to design to a 20 foot width based on final engineering. A Public Facilities Manual (PFM) modification is required for this reduced width, as discussed further in the Waivers and Modifications section. A 5-foot wide sidewalk will be provided along both sides of the remaining proposed private streets.

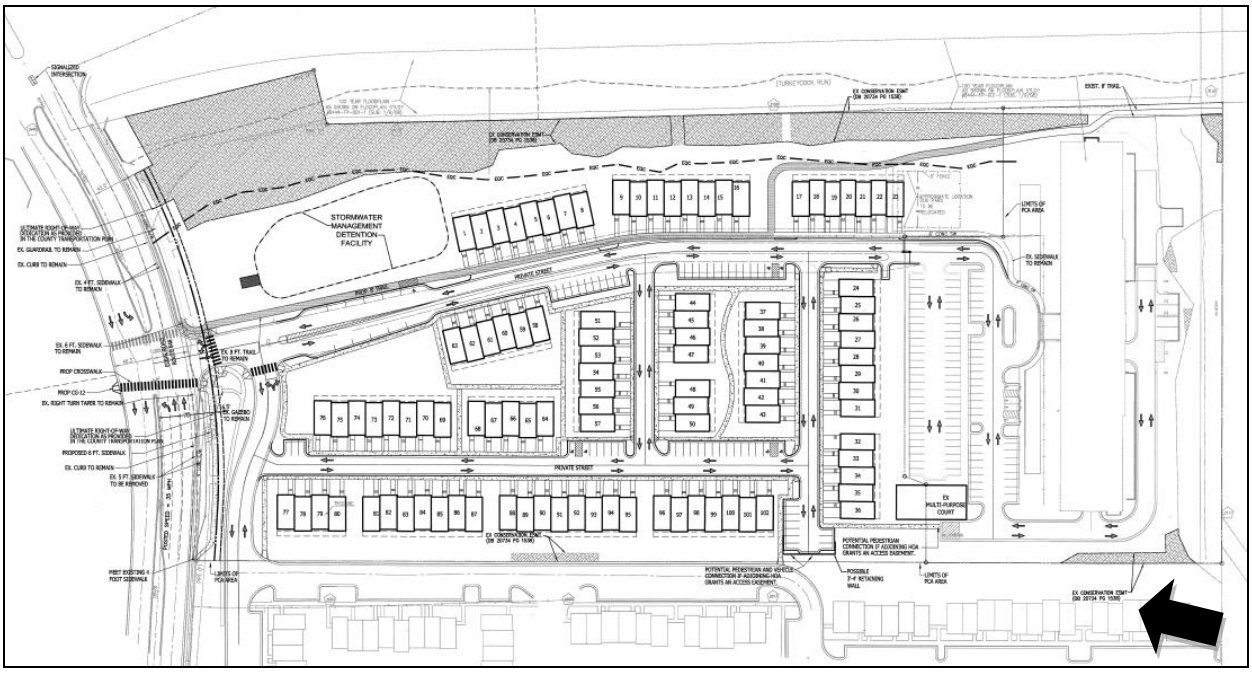

Figure 4: Pedestrian & Vehicular Circulation Plan, Source: Applicant

The applicant proffers to dedicate additional right-of-way along Edsall Road, approximately 70-feet from centerline, to create a half section in accordance with the Comprehensive Plan. Frontage improvements, to include additional pavement to accommodate a future on-road bicycle lane and 6-foot wide sidewalk west of the existing entrance will be provided. The applicant will construct a minimum 4-foot wide sidewalk east of the existing entrance per VDOT standards. This applicant proffers that this sidewalk may be increased to 5-feet in width if it can be accommodated within the area between the existing guardrail and the existing back of curb. The applicant is also providing an additional 6.5 feet of right-of-way, via a reservation, to accommodate an ultimate 10-foot shared use path along Edsall Road. At this time, the County has not

completed a final design for any improvements to Edsall Road and the final location of the shared use path has not been identified. This reservation of right-of-way will permit an existing gazebo and sign to remain until such time the additional right-of-way is requested by the Board of Supervisors based on final design. The applicant has proffered to remove or relocate this gazebo and sign at the time this reservation is requested in the event VDOT does not permit them to remain in their existing location.

Parking

The parking tabulations on Sheet C-5 of the GDP note that the development will meet the Zoning Ordinance requirement of 276 parking spaces [102 dwellings X 2.7 parking spaces (single-family attached)]. The draft proffers include language that provides for a 1 car garage for each unit that is able to accommodate an average size family vehicle and a location for a trash and recycle can that does not prohibit the closure of the garage door. Each dwelling will also contain sufficient area for a minimum of 1 parking space in the driveway, for a total of 2 parking spaces per residence. The applicant proffers to disclose to prospective purchasers both the intended purpose of the garage for parking vehicles as well as the size of the garage. The applicant is proposing 72 parking spaces in small lots scattered throughout the development and based on the proximity of these spaces to the proposed dwellings, staff does not anticipate any issues. Of these 72 spaces, approximately 8 spaces will be handicap accessible. Due to the width (23 feet) of the proposed private streets, on-street parking is not permitted per the Public Facilities Manual.

Trees, Landscape and Open Space

The proposal's 39 percent (4.18 acres) open space exceeds the minimum 25 percent open space requirement for the application site. The majority of this open space is located within the floodplain and RPA located along the eastern property line as well as along the southern and western property lines. The applicant has also provided pockets of open space throughout the site.

Sheets L-1 through L-3 of the GDP illustrate the proposed landscape design. This landscaping is primarily located along the eastern and southern property lines and within the proposed open space. The applicant has also included a typical lot planting detail for the individual lots. The applicant is also proposing areas of tree preservation on site. With this preservation and proposed landscaping, the applicant will be meeting the tree preservation target and tree canopy cover requirements.

Stormwater Management

The subject property is located in the Cameron Run watershed. As noted, the area subject to this partial PCA is 10.7 acres and was the location of a former quarry and contains unconsolidated fill, requiring a geotechnical analysis. It was also previously disturbed with the construction of the Isabella (3759-SP-006). The subject property and adjacent Isabella currently maintain three site outfalls. The first outfall is located at

the southern boundary of the Isabella and consists of a closed conduit system, which outfalls into a grassed line swale. This outfall serves the Isabella building and its associated parking lot and will remain. The second outfall, located on the subject property, is from a bio-retention facility constructed with the aforementioned site plan. This facility serves the middle portion of the subject property, including the access road, and will be removed in conjunction with this partial PCA. The third outfall consists of an 18 inch reinforced concrete pipe that serves a small portion of the northern boundary of the site, including the interparcel access to the Jefferson Green development and private street to the Isabella, which will also be removed in conjunction with this application. This closed conduit system utilizes a rip-rap lined outfall and flows into Turkeycock Run, which is a major floodplain.

Per a discussion with the Department of Public Works and Environmental Services (DPWES), this site qualifies as a “time limits” project under Article 5 of the Stormwater Management Ordinance due to the previous issuance of an initial State permit prior to July 1, 2014. With this designation, the project is grandfathered and not subject to the current stormwater requirements contained within Article 4 of the stormwater management ordinance. In order to treat the increase in impervious area on site, the applicant is proposing a series of stormwater management/best management practices to meet the required quality and quantity requirements. These requirements will be met for not only the area subject to this partial PCA (10.7 acres), but also will include the Isabella site (4 acres), as the entire 14.7 acres was originally designed under the aforementioned site plan. The applicant will preserve the existing rain tank, hydrodynamic separators and conservation areas which serve, in part, the Isabella. The applicant will also provide an enhanced, extended detention dry pond on the property to address both water quality and quantity for the proposed development. As a result of these facilities, the post-development rate of runoff would be less than the pre-development rate of runoff.

As noted, the subject property was previously used as a quarry and contains unconsolidated fill. Staff requested the applicant submit a preliminary geotechnical analysis to determine the feasibility of the proposed construction and infrastructure. Per the results of this analysis, it was determined that sufficient information was not provided to determine the feasibility of constructing the proposed Stormwater Management (SWM) pond. In the event the pond cannot be designed in substantial conformance with this GDP, a PCA may be required.

Architecture and Design

Sample architectural elevations, which are located on Sheet A-1 of the GDP depict dwellings with front loaded garages. The proposed dwellings contain three levels, which would not exceed 35 feet in height for the market rate units and 40 feet in height for the workforce dwelling units. In support of energy conservation and green building techniques, the applicant proffers to seek certification in accordance with the Earth Craft House Program or the National Green Building Standard ENERGY STAR Qualified Homes Path for each dwelling.

ANALYSIS

Land Use Analysis

The Comprehensive Plan states that the subject property may be developed with residential use at a density of 5-8 dwelling units per acre. A density of 9.52 du/acre is proposed for Section 2, Phase 2, which exceeds the recommended density range within the Comprehensive Plan. However the subject property was previously rezoned to the (current) R-12 District in 1976 as part of the overall Monticello Mews development, which permitted a maximum density of 12 du/acre or 496 dwellings. At this time, 339 of the maximum 496 dwellings have been constructed. With the proposed PCA, 102 dwellings are proposed, resulting in a total of 441 dwellings. This results in a reduction in permitted overall density from 11.99 du/acre to 10.66 du/acre for the overall Monticello Mews development. Therefore, staff believes the property is in harmony with the Comprehensive Plan and previously approved density.

The subject property is located north and east of multi-family and single family attached dwellings and south of Bren Mar Park. Therefore, the proposed single family attached dwellings are consistent with the character of the area.

In accordance with the Comprehensive Plan, the Residential Development Criteria will be used for the review of the proposed residential development; this analysis is discussed in greater detail later in this report.

Environmental Analysis (Appendix 6)

The Comprehensive Plan provides specific guidelines for the preservation of groundwater resources. Specifically, the Plan states: *"Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County."* In order to meet water quantity and quality requirements, the applicant proposes preservation of the existing stormwater management/best management practices (SWM/BMP) facilities which serve, in part, the Isabella. The applicant will also provide SWM/BMP for the subject property, which outfalls into Turkeycock Run. While a full review of the design and calculations will occur with the site plan, staff from the Department of Public Works and Environmental Services believes these facilities should meet stormwater management requirements subject to the review of a detailed geotechnical report at time of site plan. As noted previously, in the event the SWM/BMP pond cannot be designed in substantial conformance with the GDP due to geotechnical concerns, a PCA may be required.

The Plan also provides specific guidance on the preservation of the Chesapeake Bay and ecologically sensitive land and surface waters. Specifically, the Plan states: "*Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County."* Additionally, "*Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents."* The subject property contains both a Resource Protection Area (RPA)

(3759-RPA-001-1) and Environmental Quality Corridor (EQC) for Turkeycock Run, which is a major floodplain. Portions of these areas will be preserved via a conservation easement, which will provide water quality benefits. Additionally, portions of the RPA and floodplain were previously disturbed and encroached upon for utilities and grading in conjunction with the road and infrastructure improvements associated with the Isabella. These encroachments were permitted administratively and the areas were re-forested in accordance with County requirements. The applicant is proposing additional administrative encroachments into the RPA and floodplain associated with grading, sanitary sewer and stormwater outfall improvements for the proposed development. As a condition of approving these encroachments, the applicant will be required to re-forest these areas in consultation with the Urban Forest Management Division and Department of Public Works and Environmental Services. The applicant has also proffered to not creating any fee simple lots within the RPA and EQC and has also proffered that the only permitted encroachments in the RPA are those administrative encroachments associated with grading and utilities as shown on the GDP. Overall, staff believes the applicant has provided a design which minimizes encroachments into these environmentally sensitive areas and protects the RPA and EQC.

The Comprehensive Plan also provides specific energy and water efficiency guidelines and other green building practices in the design and construction of development. Specifically, the Plan states: *"Design and construct building and associated landscapes to use energy water resources efficiently and to minimize short and long term negative impacts on the environment and building occupants."* The applicant has proffered that green building certification will be obtained through compliance with either the Earth Craft House Program or the National Green Building Standard ENERGY STAR Qualified Homes Path, which meets the recommendations in the Comprehensive Plan.

Finally, the Plan recommends that *"New development either avoids problem soil areas, or implements appropriate engineering measures to protect existing and new structures form unstable soils."* As will be discussed in greater detail below, the subject property contains problem class soils and fill of an undetermined origin, which may impact the stability of the proposed structures and infrastructure. The applicant has addressed this concern by submitting a preliminary geotechnical report to Fairfax County, which has been reviewed by the Geotechnical Review Board (GRB); a final geotechnical report will need to be reviewed and approved by the GRB prior to site plan approval and the recommendations will need to be implemented to the satisfaction of the Department of Public Works and Environmental Services. Staff is working with the applicant to ensure any measures required to ensure the overall stability of the soils and structures are implemented at time of site plan, and if any of these recommendations require substantive revisions to the GDP, a PCA may be required.

Residential Development Criteria (Appendix 7)

Fairfax County expects new residential development to enhance the community by fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on public facilities, being responsive to

historic heritage, contributing to the provision of affordable housing, and being responsive to the unique, site specific considerations of the property. Accordingly, all zoning requests for new residential development are evaluated based on the following eight criteria:

Site Design *(Development Criterion #1)*

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

- *Consolidation*

  While consolidation with adjacent parcels can provide a unified development plan, staff determined that consolidation is not feasible due to the developed nature of the surrounding properties. Property to the south and west are currently developed as part of the Monticello Mews development and there are no additional opportunities for re-development at this time. Property to the east is currently zoned I-3 and I-5 and contains an existing office/warehouse/industrial storage use. As this property is currently planned for industrial use, any re-development into residential uses would require a Comprehensive Plan Amendment. Additionally, the subject property and this adjacent property are bisected by an existing major floodplain, Resource Protection Area and Environmental Quality Corridor. Staff believes the objectives of the recommended consolidation will be adequately addressed by providing interparcel access to the other sections of this development, as discussed in greater detail below.

- *Layout*

  In accordance with the Comprehensive Plan, infill development shall be in accordance with the guidance in the Policy Plan under Land Use Objectives 8 and 14. Per these objectives, "*Fairfax County should encourage a land use pattern that protects, enhances and/or maintains stability in established residential neighborhoods." and "Fairfax County should seek to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses."*

  The subject property was previously approved for development at a density of 12 du/acre. As noted, the site is surrounded by single family attached and multi-family residential communities and across the street from an existing Fairfax County park. Staff finds the proposed development of single family attached dwellings to be compatible with the nature of the surrounding area.

The layout depicts 102 dwellings, which meet the Zoning Ordinance requirements of the R-12 District and a lot typical located on Sheet C-5 of the GDP provides a location for a possible rear deck addition, in accordance with Section 2-412 of the Zoning Ordinance. The applicant is orienting the proposed dwellings towards the existing and proposed private streets with access to the site provided from Edsall Road via an existing shared private street. The provision of 5-foot wide concrete sidewalk along the private streets ensures connectivity to adjacent parcels, where feasible. The applicant is also providing frontage improvements and right-of-way dedication in conformance with the Comprehensive Plan. Finally, the applicant is providing tree preservation, tree canopy and open space in accordance with the Zoning Ordinance and Public Facilities Manual as further discussed below.

- *Open Space, Landscaping and Amenities*

  The proposed development exceeds the 25 percent open space requirement by providing 39 percent. While the majority of this open space is unusable due to its location within the floodplain, RPA and EQC, the applicant has worked with staff to provide a tot lot, maintain an existing multi-purpose court, modify an existing dog park and provide areas of passive recreation to include walking trails and seating throughout the subject property. As the proposed dwellings may not have fee simple rear yards, the applicant also worked closely with staff to ensure the rear of the dwellings face open space and areas of usable open space are provided on site.

  Since the subject property and adjacent Isabella were previously developed under one site plan, staff from the Urban Forest Management Division requested the applicant provide the 10 year tree canopy and preservation calculations for both the subject property (Section 2, Phase 2) and entire Section 2 (Phases 1 and 2). Per the calculations provided on Sheet L-4, both the subject property and overall Section 2 will exceed the 10 year tree canopy requirement of 15 percent. Specifically, the subject property will provide a minimum of 21 percent tree cover and Section 2 will provide a minimum of 19 percent tree cover overall. The subject property and Section 2 will also exceed the target tree preservation requirement. The majority of the vegetation to be preserved is located along the eastern and western property lines. The proposed supplemental vegetation is located throughout the interior of the subject property and between the subject property and Isabella. The applicant has also proffered to provide additional street trees on the lots per the lot typical detail provided on Sheet L-1.

  The subject property does not have any required transitional screening yard or barrier requirements per the Zoning Ordinance. However, staff worked with the applicant to minimize any impact to the Jefferson Green and Isabella communities. The applicant originally proposed a 25-foot buffer adjacent to these communities. Staff requested the applicant re-orient the dwellings to provide a greater separation and buffer. Staff also requested the applicant supplement

these areas with additional landscaping and preserve existing landscaped vegetation. The applicant has addressed both comments by providing a 35-foot wide buffer from both communities, preserving recently planted landscaping adjacent to Jefferson Green and the Isabella and supplementing the southern buffer with additional understory landscaping. Finally, the applicant is preserving existing street trees located along the northern side of Independence Circle, directly adjacent to Edsall Road. The applicant has also proffered to complement this existing vegetation with a staggered row of 8 evergreen trees planted on the northeast corner of the property near the proposed SWM/BMP pond. This combination of proposed and existing vegetation will provide a visual buffer from Edsall Road.

The applicant has worked closely with staff to provide an application that meets the intent of the original rezoning while minimizing impact to established neighborhoods. As such, staff believes the application satisfies Criterion #1.

Neighborhood Context (Development Criterion #2)

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

- *Transitions to abutting and adjacent uses;*

  The maximum density in the R-12 zone is 12 dwelling units per acre. The subject property is surrounded by a variety of land uses. The site is immediately surrounded by single family attached and multi-family residential communities (zoned R-12) to the west and south, industrial property (zoned I-3 and I-5) to the east and the Bren Mar Park to the north (zoned R-2). The chart below compares the proposed density to the densities of the adjacent residential communities. The chart also includes the total proposed density for the entire Monticello Mews development.

Figure 5: Surrounding Development, Source: Fairfax County with Added Graphics from Staff

Community	Density	Number of Dwellings	Zoning District	Direction
Subject Proposal (Monticello Mews Section 2, Phase 2)	9.52 du/acre	102	R-12	N/A
Isabella (MF) (Monticello Mews Section 2, Phase 1)	9.71 du/acre	144	R-12	South
Jefferson Green (SFA) (Monticello Mews Section 1)	11.96 du/acre	195	R-12	West
Total Monticello Mews	**10.66 du/acre**	**441**	**R-12**	**N/A**

When the subject property was originally rezoned in 1976, a maximum density of 12 dwelling units per acre under the R-12 zone was permitted for the Monticello Mews development. The application was approved with a density of 11.99 du/acre, slightly below the 12 du/acre maximum. Over the years, the property has been further subdivided and developed in phases as noted in the preceding chart.

The density of the applicant's proposed development is 9.52 du/ac. While the applicant is entitled to 153 dwelling units based on the original rezoning, the applicant is proposing 102 dwellings. Combined with the existing Monticello Mews developments, the total density is 10.66 du/acre, which falls below the 11.99 du/acre approved with the original rezoning. As the applicant is not maximizing density and proposing a reduction in dwellings, staff finds that the proposed density will provide a logical transition between the higher density to the south and lower density to the north and is in harmony with the Comprehensive Plan and other neighborhoods in the general vicinity.

- *Lot sizes, particularly along the periphery;*

  The R-12 zone does not have a minimum lot area requirement for residential uses. While the proposed dwellings are designed as single-family attached dwellings, they may be under condominium ownership. The applicant has proffered to demonstrate compliance with the R-12 bulk requirements for fee simple lots per the typical lot detail shown on Sheet C-5 of the GDP or condominiums at time of site plan. Staff worked with the applicant throughout review of the application to increase the building setbacks from the adjacent residences to the south and west in order to provide greater separation between uses. The applicant has provided a 35-foot wide setback along these property lines. As a result, staff believes the proposed layout contributes to the logical transition between uses.

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

  The applicant intends to construct dwellings that contain a footprint of approximately 800 square feet for the market rate units and approximately 690 square feet for the workforce dwelling units. As shown on the architectural elevations, the dwellings will contain 3 stories above grade. This appears to be roughly consistent with neighboring homes in the Jefferson Green community, which contain a footprint of approximately 650 square feet and also contain 3 stories above grade. The Isabella building located south of the property is a 6 story multi-family building. As noted, Jefferson Green, the Isabella and subject property are part of a larger development and were intended to be developed as one community; staff believes the proposed bulk will not adversely impact the abutting neighborhoods.

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

  At this time, the applicant is proposing single-family attached dwellings, which will include workforce dwelling units in an R-12 zone. The applicant will determine the ownership at time of site plan and demonstrate compliance with all applicable setbacks provided no lots are platted within the RPA or EQC. Per note 28 on Sheet C-2 and due to the proffered workforce dwelling units, the applicant reserves the right under Section 2-1101 of the Zoning Ordinance to utilize the bulk regulations applicable to Affordable Dwelling Unit developments under Section 3-1210 of the Zoning Ordinance. The typical lot detail on Sheet C-5 for fee simple lots indicates a minimum front yard setback of 18 feet, a minimum side yard setback of 8 feet, and a minimum rear yard setback of 16 feet.

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

  The proposed dwellings are oriented with the front of the homes facing existing and proposed private streets and are also logically oriented in terms of their relationship to each other (side by side and rears to rears). The proposed development mirrors a similar development pattern within Jefferson Green. The rear of the dwellings, which may contain decks, are buffered from the traffic and visual impacts of the adjacent streets as the dwelling will shield the rear of the dwelling and proposed and existing landscaping will provide a visual barrier.

- *Architectural elevations and materials;*

  Illustrative elevations of the proposed dwellings have been included on Sheet A-1 of the GDP and are included below.

Figure 6: Elevations, Source: Applicant

The draft proffers state that construction of the market rate and workforce dwelling units shall be generally consistent with the bulk, mass, type and quality of materials and conceptual elevations presented on the GDP. Irrespective of that shown on Sheet A-1, the applicant proffers that the primary building materials for the front facade of the dwelling units, exclusive of trim, shall be brick, stone, cementitious or other similar materials and the dwellings would be limited to a maximum height of 35 feet for the market rate units and 40 feet in height for the workforce dwelling units. Based on the elevations provided, it appears all dwellings will contain no more than 3 stories above grade. The applicant has also proffered that below grade basements will not be provided due to soil conditions noted below.

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

  The application proposes to meet the pedestrian and vehicular needs of this development by providing right-of-way along Edsall Road, pavement for a future

on-road bicycle lane along Edsall Road and by providing sidewalks and/or trails along both Edsall Road and the internal private streets. Given the foregoing, staff finds this application meets this criterion.

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

  The existing topography of the site is sloping east to west from a ridge located in the middle of the property. As further discussed below, the site will be re-graded and stabilized with controlled fill to address geotechnical concerns. Some existing landscaped vegetation will be removed with this application and replaced with new vegetation. The majority of existing vegetation will remain along the periphery of the site. This preservation and proposed landscaping will improve the transition from the proposed development to the adjacent neighborhoods.

Staff finds that this application has satisfied components of this criterion.

Environment (Development Criterion #3)

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

a) Preservation

The Policy Plan states that developments should conserve natural environmental resources such as floodplains, stream valleys, woodlands, and wetlands. The subject property contains a major floodplain (8444-FP-001-1), Environmental Quality Corridor (EQC) and Resource Protection Area (RPA) (3759-RPA-001-1).

In conjunction with the site plan for the Isabella and associated infrastructure improvements (3759-SP-006-2), administrative encroachments into the RPA were proposed for clearing and grading associated with a storm sewer outfall and trail. Administrative encroachments into the floodplain were also proposed for clearing and grading associated with a storm sewer outfall, sanitary sewer and trail. The applicant previously received an RPA Exception (#018723) and approved floodplain determination request to permit these encroachments. The applicant was required to provide re-forestation for these permitted encroachments.

In order to confirm whether any new encroachments into the RPA or floodplain are proposed with this application, staff from the Department of Public Works and Environmental Services (DPWES) requested the applicant provide an exhibit illustrating the previously approved and proposed limits of clearing and grading. This exhibit is provided in Figure 7. The previously approved clearing limits are

shown in a thick black solid line and the proposed clearing limits are shown in a black dashed line. Per this exhibit, the applicant is proposing new encroachments into the RPA and floodplain associated with grading, a storm sewer outfall and sanitary sewer. While these are permitted encroachments into the RPA and floodplain, the applicant will be required to submit a new RPA Exception, Water Quality Impact Assessment and floodplain determination request in conjunction with the site plan for Section 2, Phase 2. The Department of Public Works and Environmental Services will administratively review these requests and any proposed re-forestation at time of site plan. The applicant has further proffered that only those encroachments shown on the GDP will be permitted and no individual lots will be platted within the RPA or EQC.

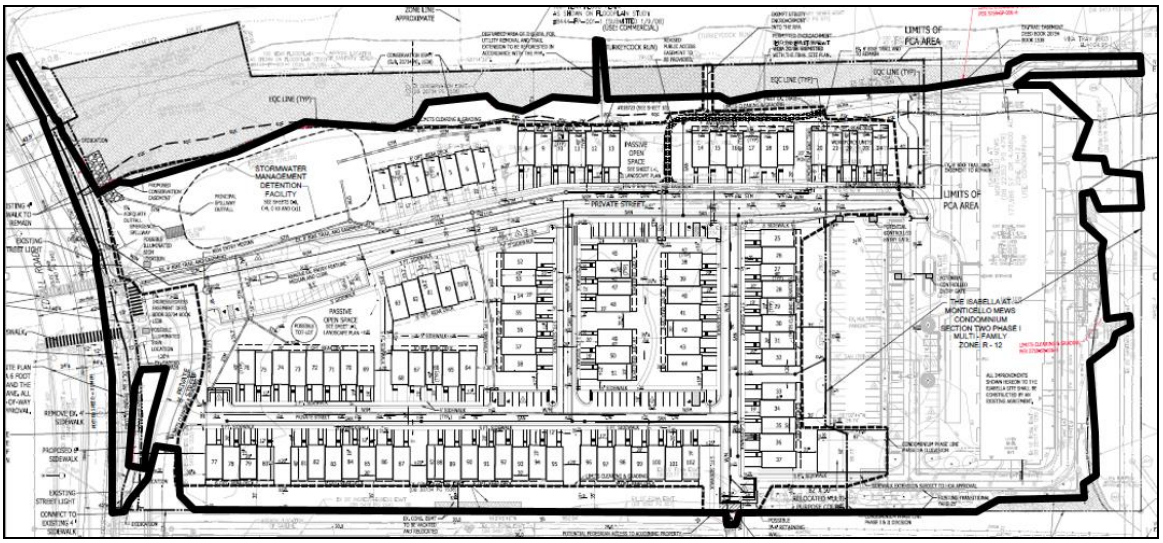

Figure 7: Approved and Proposed Limits of Clearing & Grading, Source: Applicant with Added Graphics from Staff

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

b) Slopes and Soils

The site contains three soil types: Codorus and Hatboro (30A), Summerduck Loam (93B) and Urban Land (95). The Codorus and Hatboro are Class III problem soils, which are poor for foundation support and drainage. The Summerduck Loam is a Class II soil, which is marginal for foundation support and poor for drainage. A formal geotechnical report is required in conjunction with the site plan due to the soil characteristics.

According to ECS, Limited, the subject property and adjacent Phase 1 were previously disturbed by sand and gravel mining operations. Specifically, the site was used as a stilling basin for processing aggregates associated with extensive sand and gravel mining operations from the early 1960s to mid-1970s. During this time, the materials processing operations included separation of sand, silt

and clay from the gravel via washing and the site was subsequently backfilled with uncontrolled material. Borings completed by ECS, Limited also identified saprolitic soils (deposits of clay, rock of silt) and/or weathered rock approximately 40 to 50 feet below grade. In light of the history and soil conditions, the property has been subject to a number of previous geotechnical explorations and reports beginning in 1986 and continuing through 2005, with the most recent study in 2010.

Due to the site's history, staff from multiple agencies have expressed concern as to whether the subject property could be developed as shown on the GDP and if so, what measures would be required to stabilize the soil and/or structures. As a result, staff requested the applicant submit a preliminary geotechnical report to the Department of Public Works and Environmental Services (DPWES) for review and preliminary approval by the Geotechnical Review Board (GRB). This report (3759-SR-004-1) was submitted on October 13, 2015 and reviewed by the GRB and approved by Fairfax County on December 17, 2015, subject to specific site recommendations. A copy of this letter is included in Appendix 8.

Per this report the following items were noted:

- The proposed development consists of 102 dwellings, 18-20 feet wide and 40 deep. No basements are proposed.
- As structural loads were not available, column loads of 75-100 kips per floor and wall loads of 4-5 lips per foot were used.
- The site will be re-graded to an approximate elevation of 132 feet.
- The primary factor affecting the proposed development is the previous uncontrolled fill and wet fine grain sediments associated with the siltation pond, which resemble the consistency of toothpaste. These sediments are approximately 31 feet deep. Upper portions of the site were filled with uncontrolled fill which averages 20 to 30 feet in depth.
- The existing soils are not suitable without impacting the proposed structures, utilities and other infrastructure due to the uncontrolled fill and siltation pond sediments.
- ECS, Limited, the applicant's consultant, recommends a series of wick drains and surcharging. The wick drains will be used prior to surcharging to expedite the consolidation of the existing fills. The surcharging will reduce the potential for settlements by surcharging the soils with a preload, which will exceed the weight of the proposed grading.
- As ECS recommends structures with a lightly loaded deep foundation, a system of Helical Piles of Micropiles should be utilized to provide adequate support for the proposed dwellings.
- The floor slabs can be supported as slab on grade, reinforced concrete turned down slabs or post tensioned slabs.

Upon reviewing the preliminary geotechnical report, the County Staff and GRB believes the subject application generally appears feasible from a geotechnical standpoint, with the exception of the proposed Stormwater Management (SWM) pond. Additional information is needed at time of site plan and completion of a final geotechnical report to demonstrate the SWM pond is feasible as shown due to the deep, soft and wet underlying soils. In the event the pond cannot be designed as shown, a PCA may be required. In conjunction with the approval of this report, staff recommended the following items be included as proffers:

- The applicant should proffer to the submission of a final geotechnical report to GRB through DPWES, and that the recommendations of the GRB should be implemented.
- The final report should be prepared based on the final site grading plan. Additional field exploration, laboratory testing and engineering analyses may be needed to complete the report.
- Suggestions and comments issued to the applicant's geotechnical engineer (on December 17, 2015) from the review of the preliminary geotechnical report should be implemented during the preparation of the final report. A copy of the December 17, 2015 letter is included in Appendix 8.

While this preliminary report and recommendations, staff believes this issue has been sufficiently addressed with the applicant’s draft proffers.

c) Water Quality (Appendix 9)

As previously discussed, the applicant proposes to manage the impacts of stormwater runoff through preservation of existing bioretention facilities and conservation areas which serve, in part, the Isabella. The applicant will also provide an enhanced, extended detention dry pond on the property to address water quality requirements for the proposed development. The subject property is grandfathered and qualifies under the time limits provision of Article 5 of the Stormwater Management Ordinance due to the previous issuance of a state permit. According to the GDP, these facilities will provide sufficient water quality treatment per the Public Facilities Manual (PFM) and will result in a minimum post-development phosphorus removal of 40.7 percent, which meets the requirements of the Public Facilities Manual (PFM).

The bio-retention facilities, conservation areas and proposed detention pond will be privately maintained by an Owner’s Association (OA) since they serve both the proposed development and adjacent multi-family development. The applicant has proffered to disclose the maintenance responsibilities and funding mechanism in the OA documents, as well as to all prospective purchasers prior into entering into a contract of sale. The applicant will also provide written materials to the OA describing the proper maintenance of the facilities in accordance with the PFM.

d) Drainage (Appendix 9)

According to the applicant's stormwater narrative and adequate outfall analysis, stormwater management and best management practices will be accommodated by a system that includes bioretention facilities and an enhanced, extended detention pond. As the following graphic shows, the majority of the impervious area from the proposed development would be directed to the enhanced, extended detention pond via overlot grading and storm sewer, treated in the facility and released into the proposed rip rap channel and ultimately into Turkeycock Run. The remaining portion of the site sheet flows to Turkeycock Run and a small area along the western boundary sheet flows onto the adjacent property to the west and maintains the same sheet flow condition that previously existed. Final design and calculations will be provided at site plan submission.

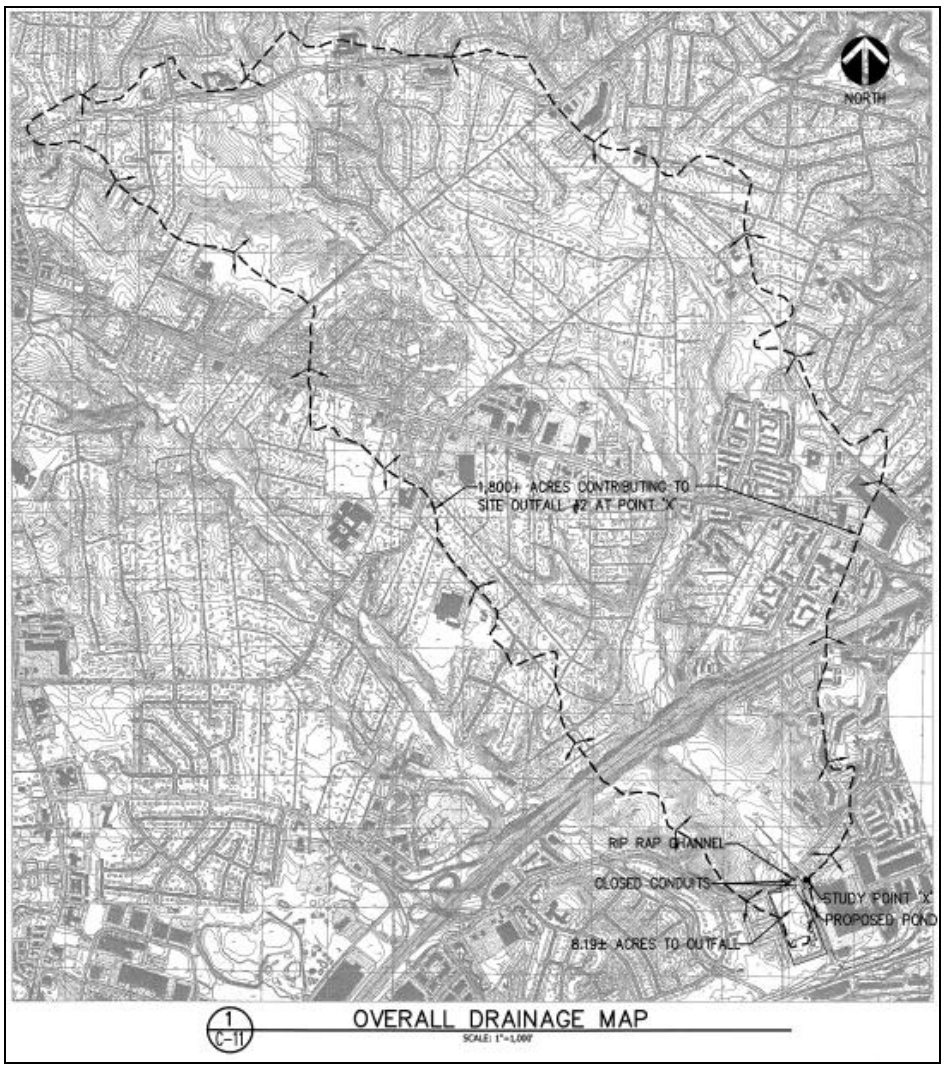

Figure 8: Outfall Plan, Source: Applicant

e) Noise

The Comprehensive Plan recommends that new development should not expose people in their homes to transportation generated noise in excess of DNL 45 dBA or to noise in excess of DNL 65 dBA in the outdoor recreation areas of homes. To achieve these standards, new residential development in areas impacted by highway noise between 65 and 75 dBA would require mitigation. Based on the property's location, noise impacts in excess of that permitted are not anticipated.

f) Lighting

Any lighting proposed with this application must be in conformance with lighting and transportation standards noted in Part 9 of Article 14 of the Zoning Ordinance and Section 7-1000 of the Public Facilities Manual. In regards to light impacts from vehicles entering and exiting the driveways, landscaping is proposed and preserved, to the rear of the dwellings. This landscaping will minimize the glare from vehicles entering and exiting the site.

g) Energy

On page 20 of the Environment Section of the Policy Plan, as amended through July 27, 2010, it states*, "Ensure that zoning proposals for residential development will qualify for the ENERGY STAR Qualified Homes designation, where such zoning proposals seek development at the high end of the Plan density range and where broader commitments to green building practices are not being applied."* Therefore, the applicant has proffered to complying with the Earth Craft House Program or the National Green Building Standard ENERGY STAR Qualified Homes Path.

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

Tree Preservation and Tree Cover Requirements (Development Criterion #4) (Appendix 10)

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

In addition to its use as a quarry, the interior of the site has been further disturbed to construct private streets and infrastructure serving adjacent developments. The site contains existing tree cover consisting of mature vegetation along the eastern property line and recently installed landscaping along the western property line and scattered throughout the interior of the site. This landscaping was installed with 3759-SP-006-2 and 3759-SPV-006-H-1. The Policy Plan encourages fulfillment of the tree cover requirement via preservation of existing vegetation and it is staff's preference that high quality vegetation be preserved to the maximum extent possible.

As proposed, the applicant is preserving a significant stand of vegetation and landscaping along the eastern and western property lines as well as landscaping along the northern and southern property lines. This vegetation to be preserved on the subject property consists of approximately 68,442 square feet and exceeds the tree preservation target of 13,926 square feet. Since the subject property and adjacent Isabella were previously developed under one site plan, staff from the Urban Forest Management Division (UFMD) requested the applicant provide the 10 year tree canopy and preservation calculations for both the subject property (Section 2, Phase 2) and entire Section 2 (Phases 1 and 2). These calculations have been provided on Sheet L-4 of the GDP. Per these calculations, Section 2 will also continue to meet the tree preservation target requirements by providing 94,327 square feet of preservation which exceeds the requirement of 17,108 square feet.

The applicant has also demonstrated compliance with the 15 percent tree cover requirement for the subject property as well as Section 2. Per these calculations, the applicant is exceeding the requirement and providing a minimum of 21 percent tree cover for the subject property and a minimum of 19 percent tree cover overall for Section 2. During review of this application, staff requested the applicant provide additional landscaping on site to create a more vibrant community and sense of place. The applicant has added additional landscaping along the southern boundary to provide a more substantial buffer from the Isabella, which also includes understory vegetation. Additionally, the applicant has supplemented the open space and stormwater management facilities with a more diverse landscaping pattern. In addition to that shown on the GDP, the applicant has proffered to planting additional overstory trees in the vicinity of the stormwater management pond, near the proposed entrance. Finally, the applicant has proposed additional trees in between the proposed dwellings along the eastern portion of the site and along the streets on individual lots. Due to the amount of vegetation to be preserved and planted, the applicant has proffered to a series of conditions that will be instrumental in assuring adequate tree preservation and protection during and after construction.

Based on the features described above, Criterion #4 has been met.

Transportation (Development Criterion #5) (Appendix 11)

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

a) Transportation Improvements

The proposed development will be accessed from an existing entrance located off of Edsall Road, which is a four-lane median divided highway. During review of the site plan for the Isabella in 2011, the applicant completed a Turn Lane Study to determine the need for additional turn lanes and/or tapers into the site due to the proposed multi-family dwellings in the Isabella and existing dwellings in Jefferson Green. At that time, the study noted a right turn taper only was required and the existing left turn lane would be sufficient. As noted, the applicant is proposing a reduction in density, therefore an Operational Analysis or revised Signal Warrant Analysis were not required. With the proposed development of 102 new dwellings, the Virginia Department of Transportation (VDOT) and Fairfax County Department of Transportation (FCDOT) requested the applicant update the previous right turn lane warrant study and complete a queuing analysis to determine whether the existing left turn lane can accommodate the forecasted queue turning into the property. The proposed development is anticipated to generate 52 new AM peak trips, 61 new PM peak trips and 654 new daily trips. Per the results of this study, the total future forecasted volume along Edsall Road would not warrant a right-turn lane into the site; however, the existing taper is warranted. Additionally, the results of the queuing analysis demonstrated that the existing left turn lane can accommodate the forecasted queue and no further improvements are required. VDOT and FCDOT have concurred with the results of this study.

While not requested by VDOT as part of this application, the applicant has continued to proffer to construct a traffic signal at the site entrance, if warranted. The applicant will submit a warrant study within twelve months after the issuance of the last residential use permit for the development. If warranted and approved by VDOT, this signal will be installed by the applicant.

A series of existing and proposed private streets will serve the proposed dwellings. The existing private street, which accesses the Isabella, is currently divided by a median and has a controlled access gate into the subject property. Staff has requested the applicant remove the median and relocate the controlled

access onto the Isabella site, which has been shown on the GDP. Both the existing and proposed private streets will be constructed with curb and gutter and sidewalk on both sides. The proposed streets will contain a maximum width of 23 feet from back of curb to back of curb. As noted in detail below, the applicant is requesting a modification to permit a reduction in the width from 23 feet to 20 feet based on final engineering. Staff from the Fairfax County Department of Transportation and Fire Marshal's Office have reviewed this request and do not object.

The proposed dwellings will be front-loaded from the internal street. Each dwelling can accommodate 1 parking space in the driveway and 1 space in the garage. Additional on-site parking areas are scattered throughout the development and near the proposed dwellings to meet the parking requirements, which also includes handicap accessible spaces. Parking is not permitted along the private streets due to the proposed maximum street width of 23 feet.

b) Transit/Transportation Management

The applicant is not proposing to provide bus shelters, shuttle service, or other transportation management commitments; however an existing bus stop is located along Edsall Road in front of the subject property. As the applicant is simply requesting this amendment to reallocate previously approved density and proposing a reduction in overall permitted density, staff did not identify a need for such transportation management measures.

c) Interconnection of the Street Network

In conjunction with this application, the applicant is requesting a waiver of the interparcel access requirement, as further discussed below. Both the adjacent developments and proposed development access Edsall Road via one entrance. Access to the adjacent Jefferson Green development (Section 1) currently exists along the front of the property via an existing travelway. During review of this application and based upon the total number of dwellings between all three developments, staff requested the applicant provide an additional connection to Section 1 near proposed dwellings 37 and 102. The applicant is not proposing construction of additional access points to Jefferson Green; therefore a waiver of the interparcel access requirement is required.

At this time, VDOT and FCDOT continue to have concern regarding the lack of interparcel access. VDOT believes interparcel access should be required to permit the existing Edsall Road entrance to function better in the ultimate condition. Specifically, VDOT is concerned that having all of the traffic from Section 1 accessing in close proximity to Edsall Road with the proposed new traffic from Section 2 will create queuing, visibility and circulation problems. VDOT and FCDOT recognize that the applicant is proposing a reduction in approved density and the previous approvals of Section 1 did not require

additional interparcel access connections, which may not have been ideal for the ultimate development. However VDOT and FCDOT request the applicant make an effort to reach an agreement with Section 1 prior to the approval of any additional dwellings.

As part of this application, the applicant specifically reviewed opportunities to extend the proposed private street (located adjacent to dwellings 37 and 102), west into Jefferson Green, to connect to an existing private street. Upon further review of the ingress/egress easement for Jefferson Green (D.B. 5476, PG. 224), the ingress/egress easement encumbering the offsite private street does not extend to the common property line and an additional ingress/egress easement would be required from Jefferson Green to facilitate this connection.
The applicant has been unable to secure this offsite easement at this time and proffers to continue working with Jefferson Green to secure the offsite easement prior to filing a site plan in order to facilitate this connection. In the event this street is extended, the applicant has also shown a future pedestrian connection into Jefferson Green, adjacent to this extended street. In the event the applicant demonstrates this easement cannot be obtained, the applicant has proffered to provide a new ingress/egress easement on site, which extends from the end of the proposed private street to the property line, and submitting an escrow and future construction agreement for this future connection.

d) Streets

The applicant has agreed to dedicate the majority of the requested right-of-way along Edsall Road. A small portion of the requested right-of-way will be reserved for future dedication. The applicant is requesting this reservation as the County has not completed a final design for improvements to Edsall Road and the location of the shared use path has not been identified. Additionally, this will permit an existing gazebo and sign to remain until such time the additional right-of-way is requested by the Board of Supervisors. Finally and as noted above, VDOT and FCDOT have approved the applicant's Turn Lane Study.

e) Non-motorized Facilities

The applicant will provide improvements to the Edsall Road frontage by providing a pavement extension for a future 5-foot wide on-road bicycle lane along the entire frontage as well as a 6-foot wide concrete sidewalk west of the proposed entrance in the interim condition. The existing 4-foot wide sidewalk located east of the entrance may be increased to 5-feet in width provided it can be accommodated within the area between the existing guardrail and back of curb in the interim condition. As discussed in the previous section, the applicant is also providing additional right-of-way reservation to accommodate an ultimate 10-foot wide shared use path along Edsall Road. As the final design for Edsall Road and the proposed shared use path has not been completed, the need for additional

right-of-way will be reserved until such time it is needed. Internal to the site, the applicant is providing 5-foot wide sidewalks along both sides of the public street as well as maintaining and relocating a portion of an existing 8-foot wide trail.

f) Alternative Street Designs

As discussed in the Waivers and Modifications, the applicant is requesting a modification to permit a reduction in the width of the proposed private streets from 23-feet to 20-feet, based on final engineering. Based on the location of the proposed parking areas, which require a minimum 23-foot adjacent travelway, the potential use of a 20-foot wide travelway is limited on site. Further, FCDOT and the Fire Marshal do not have any objections to this modification and staff is in support of this request.

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

Public Facilities (Development Criterion #6)

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

- Fairfax County Park Authority (FCPA) Analysis (Appendix 12)

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

  Recommendations in the Area I Plan for both the Lincolnia Planning District and the Bren Mar Park Community Sector describe the importance of development of countywide stream valley trails. Emphasis is on public access to stream valley parks through acquisition and/or donation of conservation/trail easements on privately owned land in accordance with Fairfax County Park Authority stream valley policy. (Area I, Lincolnia Planning District Overview, L3 Bren Mar Park Community Planning Sector, Recommendations, Parks and Recreation, pp. 36-37).

Finally, text from the Lincolnia District chapter of the Great Parks, Great Communities Park Comprehensive Plan echoes recommendations in the Countywide Comprehensive Plan. Specific District chapter guidance recommends continuing to acquire and/or protect stream valleys through purchase, donation, development dedications, or conservation easements for property within the Backlick, Turkeycock Run, and Indian Run stream valleys.

The Fairfax County Park Authority (FCPA) has reviewed the application and determined that there is an additional need for all types of parkland and recreational facilities in this area, as adjacent facilities only meet a portion of the demand. The applicant previously contributed funds to the Bren Mar community pool as well as established a multiple-purpose court in both Sections 1 and 2 (Proffer 3, PCA 74-5-158-2). The applicant also previously dedicated approximately ten acres south of the Isabella [Tax Map 81-1 ((1)) 21] to the Fairfax County Park Authority as a continuation of the Backlick Run Stream Valley Park (Proffer 4, PCA 74-5-158-2).

While this PCA proposes a reduction in density, there is still a need to provide recreation to meet the needs of the new residents. With the application, the applicant will maintain the existing multi-purpose court as shown on the GDP. This court will be shared by the residents of both Phases 1 and 2. The FCPA also requested the applicant construct a tot-lot in the proposed open space, which is shown on the GDP. The applicant will also re-align the existing eight foot bicycle trail on the eastern portion of the property and supplement this trail with seating and dog waste stations. The applicant has provided FCPA staff with an exhibit illustrating that this revised trail can be graded to minimize any steep grades. The applicant and FCPA staff also reviewed opportunities to extend this trail west behind the Isabella building and co-located with an existing sanitary sewer easement. FCPA believes extending this trail would provide more benefit than a trail to Backlick Run Stream Valley Park for the reasons noted below and provide a more useful recreational opportunity. At this time, staff from UFMD would prefer this existing vegetation be preserved in lieu of a new trail; therefore no additional trails have been shown at this time. Finally, the applicant will slightly modify the existing dog park adjacent to the Isabella. This dog park will be available to residents of the subject property and the Isabella.

The applicant has continued to proffer to purchasing one membership in the Bren Mar Recreation Association, which includes a pool, tennis and basketball courts, for each dwelling sold at no cost to the unit owner or Owner's Association (OA), provided this has not been previously purchased. Annual dues and all other subsequent fees shall be the responsibility of the unit owner and/or the OA**.**

Finally, the applicant initially discussed opportunities to rehabilitate the portion of Backlick Run Stream Valley Park previously dedicated by the applicant to FCPA. Backlick Run Park contains dozens of species of non-native invasive plants at

high levels of infestation, including porcelainberry and Oriental bittersweet. Most of the mature trees present in the park suffer from thick infestations of vines, forming an impenetrable curtain that degrades forest health. There are infestations of the same species on adjoining properties and there is a high likelihood of re-infestation following treatment. This park is isolated from other areas owned by the Park Authority. The financial commitment required to rehabilitate this park for public access, and maintain it in an accessible condition, would be significant and long-term for potentially both the applicant and Park Authority. Based on these discussions, the applicant focused their improvements to those areas located directly on site.

- Fairfax County Public Schools (FCPS) Analysis (Appendix 13)

  The Fairfax County Public Schools (FCPS) Office of Facilities Planning Services determined that the proposal is not anticipated to yield any new students over what would be anticipated if the property is developed by-right. As the applicant is proposing a reduction in density (and number of students) over that permitted under the current zoning, there is no additional impact on schools. Since the original rezoning was approved in 1976 and precedes the current suggested monetary contribution amounts, staff encouraged the applicant to provide a contribution consistent with today's standards. At this time, a proffer contribution is not currently proposed in the proffers. In the event the applicant wishes to provide a contribution, FCPS would request a contribution in the per student amount of $11,749.

- Sanitary Sewer and Water Service Analysis (Appendix 14 and Appendix 15)

  The proposed development would not adversely impact sanitary sewer and water capacity. The site is located within the Cameron Run watershed. It will be sewered into the Alexandria Sanitation Authority Treatment Plant. Sanitary and water service will be provided from existing and proposed mains via individual lateral connections.

  During review of the preliminary geotechnical report, staff noted that the proposed utilities and their long term maintenance may be impacted due to the existing soil conditions. The applicant will be required to address this concern with the final geotechnical report. Additionally, the proposed utility design will be reviewed by County staff in conjunction with the site plan, at time of installation and prior to bond release. With this, staff believes any concerns will be adequately addressed at those times.

Finally, the proposal meets the guidelines expressed by the Office of the Fire Marshal.

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

Affordable Housing (Development Criterion #7)

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

As the applicant is proposing a reduction in density from that permitted with the original rezoning, the Affordable Dwelling Unit (ADU) and Workforce Dwelling Unit (WDU) ordinances are not applicable. However, the applicant is providing 5 workforce dwelling units (WDU's) on the property (dwellings 18-22), which will be administered generally as set forth in the Board of Supervisors' Workforce Dwelling Unit Administrative Policy Guidelines ("Policy Guidelines") and as noted in the proffers.

In accordance with the Policy Guidelines, WDU's should be integrated into and dispersed throughout the development. Throughout the review of this application, staff encouraged the applicant to further disperse the WDU's within the proposed development rather than in a single building of dwellings. The applicant has stated that the dwellings will be provided generally as shown on the GDP in a single building; however the applicant has incorporated market rate units on either side of the WDU's. Further, the applicant will be required to comply with the Policy Guidelines that state that no more than 75 percent of the residential use permit's (RUP's) for the market rate units will be granted until such time as RUP's have been issued for at least 75 percent of the WDU's. This will further ensure that the WDU's are constructed and integrated into the proposed development.

The applicant has proffered that the WDU's will be affordable to households earning up to and including 80% of the area median income (AMI). It is the Department of Housing and Community Development's (HCD) preference that these dwellings be provided at 70% AMI, which is consistent with the ADU levels and the population served by a three bedroom, one car garage townhouse and that required with the original rezoning application. As noted in the proffers and shown on Sheet A-1, the proposed WDU's will have exterior facades similar in appearance and quality as the market rate units.

In accordance with the Policy Guidelines, the applicant is reserving the right to provide the WDU's and market rate units as either for-sale or rental; however if the market rate units are provided for sale, the WDU's will also be provided for sale and vice versa as it pertains to rental units.

With the proposed proffers, staff believes the applicant is providing an opportunity for additional affordable housing in Fairfax County and the application satisfies the intent of Criterion #7.

Heritage Resources (Development Criterion #8)

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

The subject property is currently vacant, was previously disturbed by quarry operations and recent construction, and does not lie within an existing state or national historic district. In light of these previous disturbances, the likelihood of cultural resources on site is low and no archaeological work is warranted at this time.

ZONING ORDINANCE PROVISIONS (Appendix 16)

The proposed development under the R-12 District must comply with the applicable regulations of the Zoning Ordinance. The chart below compares the proposed development to the R-12 District's requirements.

Bulk Standards R-12		
Standard	**Required**	**Provided**
Minimum District Size	4 acres	10.7 acres
Minimum Lot Area	N/A	N/A
Minimum Lot Width	18 feet 14 feet (affordable dwelling units [ADU])	20 feet 18 feet (ADU)
Maximum Building Height	35 feet 40 feet (ADU)	35 feet 40 feet (ADU)
Front	Controlled by a 15 degree angle of bulk plane, but not less than 5 feet	5 feet
Side	Controlled by a 15 degree angle of bulk plane, but not less than 10 feet Controlled by a 15 degree angle of bulk plane, but not less than 8 feet (ADU)	8 feet
Rear	Controlled by a 30 degree angle of bulk plane, but not less than 20 feet	16 feet

Bulk Standards R-12		
Standard	**Required**	**Provided**
	Controlled by a 25 degree angle of bulk plane, but not less than 16 feet (ADU)	
Maximum Density	12 dwelling units per acre	9.52 dwelling units per acre
Open Space	25% 20% (ADU)	39% 39% (ADU)
Parking Spaces	2.7 per unit or 276 required	276 provided

The application has satisfied all applicable bulk standards, except for those waivers and modifications requested as part of this application or previously approved. As noted, the proposed dwellings are designed as single-family attached dwellings; however they may be under condominium ownership. The applicant has proffered to demonstrate compliance with the R-12 bulk requirements for fee simple lots or condominiums at time of site plan and per the typical lot detail shown on sheet C-5 of the GDP for fee simple lots. In the event the dwellings are under condominium ownership, the R-12 setbacks will be honored from the peripheral lot lines.

Waivers and Modifications

Waiver of the maximum length of a private street

In accordance with Paragraph 2 of Section 11-302 of the Zoning Ordinance, the maximum length of a private street in a residential development is 600 feet. The existing private street along the eastern portion of the subject property serves The Isabella Condominiums and currently exceeds 600 feet in length per a waiver approved in 2007 (3759-WZNG-001-3). Due to the existing road network, location of adjacent streets, and shape of the parcel, the applicant is proposing a parallel road along the western portion of the property, which also exceeds 600 feet in length. Staff has no objection to approval of this request.

Modification of the provision of interparcel access

In accordance with Paragraph 3B of Section 17-201 of the Zoning Ordinance, interparcel access must be provided to adjacent properties. At this time, consolidation with property to the east is not proposed as the adjacent property to the east is planned for industrial uses and the Comprehensive Transportation Plan Map does not anticipate a parallel connection to the east through the subject property. Additionally, there is a large area of environmental features such as RPA, EQC and floodplain that would be disturbed with a vehicular connection; therefore interparcel access is not proposed to the east. A previous waiver of interparcel access to the west was granted in conjunction with the Isabella site plan in 2007 (3759-WIPA-001-3). Interparcel access is currently

provided to Section 1 (west) along the northern boundary of the subject property. Staff requested an additional interparcel access connection to Section 1 via an extension of the southernmost travelway adjacent to proposed Lot 37. Per the applicant, this connection cannot be made without acquiring an offsite easement from Section 1. While a 25-foot wide ingress/egress easement exists along the eastern boundary between Section 1 and Section 2, this easement is located approximately 3-feet off of the property line. Due to this gap, an additional offsite easement would need to be acquired from Section 1 and the applicant has stated that the owners of Section 1 are unwilling to grant this easement at this time. As an alternative, staff has requested the applicant reserve an ingress/egress easement on Section 2 in the area between the end of the private street and Section 1 and as shown on Sheet C-5 and escrow funds for the future extension of this road. In the event an offsite easement can be obtained from Section 1, this access will not be precluded in the future and funds will be available for the portion of construction on the subject property. Staff has no objection to approval of this request.

Waiver of the construction of a 5-foot on-road bicycle lane

In accordance with Paragraph 3 of Section 17-201 of the Zoning Ordinance, access connections shall be provided which permit travel on the site to and from adjacent properties. In accordance with the Fairfax County Comprehensive Plan, a 5-foot wide on-road bicycle lane is required along the property's Edsall Road frontage. In lieu of providing this bicycle lane, the applicant has provided additional right-of-way dedication along Edsall Road to accommodate this lane in the future as well as a future 10-foot wide shared use path. Additionally, the applicant has provided an exhibit to staff showing how this bicycle lane can be striped in the future when additional bicycle lanes are provided on either side of the property. In the interim, an expanded 6-foot wide sidewalk will be provided along Edsall Road, west of the existing entrance. The applicant will construct a minimum 4-foot wide sidewalk east of the existing entrance. This applicant proffers that this sidewalk may be increased to 5-feet in width if it can be accommodated within the area between the existing guardrail and the existing back of curb. Both FCDOT and VDOT have reviewed these improvements and staff has no objection to approval of this request.

Modification of Travelway Width

In accordance Section 7-802 of the Public Facilities Manual, a 23-foot wide travelway is required for 2-way vehicular access and perpendicular parking. While the applicant is currently demonstrating compliance with this requirement, the applicant is requesting approval of a modification of this required width from 23-feet to 20-feet, in the event this flexibility is needed at time of final site plan. Based on the proposed volume of traffic and vehicular circulation, staff has no objection to approval of this request provided it does not affect the amount of visitor parking to be provided.

CONCLUSIONS AND RECOMMENDATION

Staff Conclusion

The applicant requests approval of a PCA to permit the construction of 102 single-family attached dwellings under the existing R-12 zone.

The subject property and adjacent properties were previously rezoned to permit a maximum of 496 dwellings on site. At this time, portions of the property have been previously developed with 339 dwellings in two sections. Under the approved zoning, the applicant is entitled to 153 additional dwellings; however only 102 dwellings are proposed with this application. The applicant is also providing 5 of these dwellings as workforce dwelling units. Due to the proposed reduction in density, staff believes the application is in harmony with the intent of the Comprehensive Plan.

The applicant has also worked closely with staff to improve the layout and amenities on site. The site's layout is similar to that provided in the adjacent Jefferson Green community. The applicant is proposing the preservation of vegetation and open space that exceeds the minimum requirements. Further the applicant is providing additional landscaping and open space amenities on site to serve the future residents. The applicant has provided VDOT and FCDOT with a revised Turn Lane Study and queuing analysis, which demonstrates the existing Edsall Road improvements are sufficient for the proposed traffic. The applicant has also received approval of a preliminary geotechnical report. The applicant has been requested to provide a monetary contribution to FCPS due to the length of time from the original rezoning approval to this current amendment. Overall, staff believes the application will meet the Residential Development Criteria, subject to the proposed proffers. Accordingly staff recommends approval of the application.

Staff Recommendation

Staff recommends approval of PCA 74-5-158-3, subject to the execution of proffers consistent with those contained in Appendix 1.

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

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

APPENDICES

1. Proffers
2. Statement of Justification
3. Affidavit
4. PCA 74-5-158-2 – GDPA and accepted proffers
5. Land Use Analysis
6. Environmental Analysis
7. Residential Development Criteria
8. Geotechnical Analysis
9. Stormwater Analysis
10. Urban Forest Management Division Analysis
11. Transportation Analysis
12. FCPA Analysis
13. FCPS Analysis
14. Sanitary Sewer Analysis
15. Water Analysis
16. Applicable Zoning Ordinance Provisions
17. Glossary of Terms

DRW, INC. PCA 74-5-158-3
DRAFT PROFFER STATEMENT
July 10, 2015
October 27, 2015
December 11, 2015
January 13, 2016

Pursuant to Section 15.2-2303(A) of the *Code of Virginia* (1950), as amended, and Section 18-204 of the Fairfax County Zoning Ordinance (1978), as amended (the "Zoning Ordinance"), and subject to the Fairfax County Board of Supervisors' ("Board") approval of Proffered Condition Amendment PCA 74-5-158-3, as requested, for Section Two Phase II of Monticello Mews (the "Application"), DRW, Inc. (the "Applicant") for itself and for its successors and assigns, hereby proffers that development of Tax Map Parcel 81-2-((1))-8A (the "Subject Property") shall be in accordance with the following conditions ("Proffers") if, and only if, the Application as proposed by the Applicant is granted by the Board. If the Application is granted by the Board, these Proffers shall replace and supersede any and all existing proffered conditions applicable to the Subject Property including the proffered conditions for PCA 74-5-158-2 (the "Existing Proffers"). The Existing Proffers shall remain in full force and effect for Monticello Mews Section One located within Tax Map 81-1 ((13)) and Section Two Phase 1 located within Tax Map 81-2 ((16)), which together constitute the developed portions of Monticello Mews and are not part of this Application. In the event the Application is denied by the Board, these Proffers shall immediately be null and void and the Existing Proffers shall remain in full force and effect for the Subject Property.

DEVELOPMENT PLAN

1. Generalized Development Plan. Development of the Subject Property shall be in substantial conformance with the Generalized Development Plan ("GDP") dated January 9, 2015 and revised through December 11, 2015, prepared by VIKA and consisting of 17 sheets.

2. Minor Modifications. Pursuant to Par. 5 of Sect. 18-204 of the Zoning Ordinance, minor modifications to the GDP shall be permitted as determined by the Zoning Administrator without requiring approval of a Proffered Condition Amendment ("PCA").

3. Future Applications. Any portion of the Subject Property may be the subject of a future PCA, Special Exception ("SE"), Special Permit ("SP"), variance and/or other similar land use application without joinder and/or consent of the owners of the other portions of the Subject Property, provided such application will not change, cause or require a change to the general layout, physical improvements and/or access for such other portions. All existing land use approvals that are applicable to the portion of the Subject Property not included in such future PCA, SE, SP, variance and/or other similar land use application shall otherwise remain in full force and effect as to such portion of the Subject Property.

4. Fire Marshal. Further changes to the GDP shall be permitted in response to the review of site plans by the Fire Marshal, including adjustments as necessary to allow for required emergency vehicle access, provided such modifications are made in consultation with the Fairfax County Zoning Evaluation Division in the Department of Planning and Zoning ("DPZ") and are in substantial conformance with the intent of these Proffers.

DESIGN

5. Design and Materials. The Applicant shall design the architecture of the proposed market-rate and workforce dwelling units generally consistent with the bulk, mass, type and quality of materials and conceptual elevations presented on the GDP. The Applicant reserves the right to revise the conceptual elevations as a result of final engineering and architectural design, provided the quality of design remains consistent with that shown on the GDP. Irrespective of that shown on GDP Sheet A-1, the primary building materials for the front facade of the dwelling units, exclusive of trim, shall be brick, stone, cementitious or other similar materials**.** Workforce Dwelling Units ("WDUs") shall have exterior facades that are similar in appearance and quality as the market-rate units.

6. Decks and Privacy Fences. Owners may construct a deck and/or privacy fence to enclose their rear yard in accordance with the Zoning Ordinance as shown on GDP Sheet C-5. Such decks and privacy fences may be wood board-on-board or other materials as approved by the Homeowners Association and/or Condominium Owners Association, as applicable (collectively, the "OA") established for the Subject Property as described in the Proffers below, and may not be located within Resource Protection or Environmental Quality Corridor Areas as described below.

7. Garages. At a minimum, a one car garage shall be provided for each market-rate and workforce dwelling unit and be of sufficient size to reasonably accommodate one average-size family car and a trash and a recycle can. A covenant shall be recorded which provides that the garage shall only be used for a purpose that will not interfere with the intended purpose of the garage, i.e., the parking of vehicles. This covenant shall be recorded among the land records in the office of the Clerk of the Circuit Court of Fairfax County, Virginia (the "Land Records") in a form approved by the County Attorney prior to the sale of any units and shall run to the benefit of the OA established for the Subject Property and the Board of Supervisors. Marketing materials shall identify this restrictive covenant and the size of the garage and all initial purchasers shall be advised of the use restriction prior to entering into a contract of sale. Such use restriction shall be included in the OA documents prepared in conjunction with the proposed development.

8. Driveways. The dimensions of the driveway on each lot within the Subject Property shall be a minimum of twelve (12) feet in width by eighteen (18) feet in length, as measured from the back of the sidewalk to the unit on each lot. The interior dimensions of the garage for each unit on the Subject Property shall be a minimum of nine (9) feet in width by eighteen (18) feet in length to accommodate one vehicle without overhang into the driveway to permit closure of the garage door.

9. Lighting. All outdoor lighting shall comply with Zoning Ordinance Article 14, Part 9, Outdoor Lighting Standards. Pedestrian lighting shall be provided along the east side of the private street connecting Edsall Road to The Isabella Condominium property boundary and shall be spaced in accordance with PFM regulations. The sign at the entrance to such private street shall be backlit or be lit with downward directed lighting.

10. Energy. In order to promote energy conservation and green building techniques, the Applicant, in its sole discretion, shall select one of the following programs to be implemented in the construction of the dwelling units:

    A. Certification in accordance with the "Earthcraft House Program" as demonstrated through documentation provided to the Environment and Development Review Branch of DPZ prior to the issuance of the first Residential Use Permit ("RUP"); or

    B. Certification in accordance with ICC 700 National Green Building Standard ("NGBS"), as demonstrated through documentation submitted to the Department of Public Works and Environmental Services ("DPWES") and the Environment and Development Review Branch of DPZ from a home energy rater certified through Home Innovation Research Labs that demonstrates the dwelling unit has attained the certification at the Bronze level prior to issuance of the first RUP.

11. Units. Based upon the options shown in the "Typical" on GDP Sheet C-5, the Applicant shall determine at final site plan whether to provide either an R-12 fee simple lot configuration or a condominium unit configuration.

TRANSPORTATION

12. Right-of-Way Dedication. Right-of-way shall be dedicated in two phases generally as shown on the "Edsall Road Frontage Improvement Detail" on Sheet C-6 of the GDP. At the time of site plan approval the Applicant shall dedicate and convey in fee simple to the Board of Supervisors additional right-of-way seventy (70) feet from centerline along the Subject Property's frontage of Edsall Road.

13. Right-of-Way Reservation. The ultimate right-of-way as shown on GDP Sheet C-6 and consisting of an additional six and one-half (6.5) feet shall be reserved for future dedication. This ultimate right-of-way reservation area shall be dedicated and conveyed in fee simple to the Board within 60 days upon request by the Board. The Applicant shall relocate the existing gazebo and entrance sign if VDOT will not allow it to remain at the time of the dedication of the ultimate right-of-way.

14. New Interparcel Access Easement. As depicted on the GDP, a vehicular interparcel access easement shall be provided to the adjoining property to the west located on Tax Map 81-1-((13)) in order to provide a future private street connection if, and only if, approved by the Jefferson Green Condominium Association ("JGCA"). Minor adjustments to the location of the interparcel connection may be permitted upon agreement of both the Applicant and JGCA without the need for a PCA. At the time of site plan submission, the Applicant shall demonstrate in writing attempts to obtain JGCA's approval for this interparcel connection. JGCA shall have 60 days to respond to the Applicant's written request. In the event JGCA does not approve the connection within 60 days, then at the time of site plan approval, a future construction agreement and escrow shall be provided by the Applicant for the cost of the potential street connection in the future on the Subject Property. If JGCA agrees to grant a vehicular interparcel access easement within 60 days of the written request by the Applicant, then the Applicant shall construct the interparcel access improvements prior to issuance of the final RUP for the Subject Property.

15. Private Streets. Private streets on the Subject Property shall meet the following requirements:

    A. The private streets shown on the GDP shall be constructed of materials and depth of pavement consistent with the Public Facilities Manual ("PFM") requirements for public streets.

    B. At the time of site plan approval, a public ingress-egress access easement in a form acceptable to the County Attorney shall be recorded over all new private streets on the Subject Property in order to facilitate their use by others.

    C. Initial purchasers shall be advised of the requirements to maintain the private streets and of the estimated costs prior to entering into a contract of sale. This requirement to maintain the private streets as constructed and the estimated maintenance costs shall be included in the OA documents prepared for the Subject Property.

    D. The costs of maintenance of the private road that connects Edsall Road to the Isabella, with associated lighting and the adjacent trail will be shared by the OA for the Subject Property and the Isabella Condominium Association pursuant to a private agreement between the parties.

16. Traffic Signal. A warrant study for installation of a traffic signal at the site entrance at Edsall Road shall be submitted within twelve (12) months after the issuance of the last RUP for the Subject Property. If a signal is deemed warranted by VDOT and approved for installation at this intersection, then such traffic signal, including a pedestrian signal if permitted by VDOT, shall be designed, equipped and installed by the Applicant. If not warranted at such time, then the Applicant's obligation to construct or in any manner contribute to the cost of such signal is deemed null and void and this Proffer shall be satisfied and have no further force or effect.

17. Existing Right Turn Taper. Subject to VDOT approval, the Applicant shall paint striping and/or a turn arrow on the pavement for the existing right turn taper from Edsall Road into the Subject Property.

18. Existing Access Control Booth and Security Gates. The Applicant shall remove the existing control booth and security gates located on the Subject Property. The security gates shall be relocated onto The Isabella Condominium property.

TRAILS AND SIDEWALKS

19. Edsall Road Sidewalks. As depicted on the GDP, east of the site entrance, the Applicant shall construct a minimum four (4) foot-wide concrete sidewalk within the right-of-way that may be increased to five (5) feet in width if it can be accommodated within the area between the existing guardrail and the existing back of curb. West of the site entrance, a six (6) foot-wide sidewalk shall be constructed with a four and a half (4.5) foot-wide buffer strip between such sidewalk and the existing curb for Edsall Road. These sidewalks shall be subject to VDOT approval and shall comply with applicable Americans with Disabilities Act standards.

20. On-Site Sidewalks. The Applicant shall construct five (5) foot-wide concrete sidewalks along the interior streets and within common open space areas as shown on the GDP to provide an interconnected pedestrian system across the Subject Property. These sidewalks shall include accessible ramps as required by the PFM.

21. On-Site Trail. As shown on the GDP, the Applicant shall construct and/or relocate an eight (8) foot-wide asphalt trail within a twelve (12) foot-wide public access easement along the main entrance road which connects to the existing trail at the southern property line. One pet waste station and at least two (2) benches for seating shall be provided along the trail.

22. Interparcel Sidewalk Connections. Subject to granting of off-site easements by the respective Owners Associations, the Applicant shall construct five (5) foot-wide sidewalks and accessible curb ramps to provide interparcel connections to adjacent existing sidewalks located within Section One (Jefferson Green Condominium Association) and/or Section Two Phase 1 (The Isabella Condominium Association) of the Monticello Mews development. Minor adjustments to the location of the interparcel connections may be permitted upon agreement of the Applicant and Jefferson Green Condominium Association or The Isabella Condominium Association, as applicable, without the need for a PCA. At the time of site plan approval, a future construction agreement and escrow shall be provided by the Applicant for the cost of the potential sidewalk connections in the future on the Subject Property. At the time of site plan submission, the Applicant shall demonstrate in writing attempts to obtain JGCA and The Isabella's respective approvals for interparcel sidewalk connections. JGCA and The Isabella shall have 60 days to respond to the Applicant's written request for approval of these connections on their respective properties. In the event the respective approvals are not provided within 60 days, then at the time of site plan approval, a future construction agreement and escrow shall be provided by the Applicant for the cost of the potential sidewalk connections in the future on the Subject Property. If JGCA and The Isabella agree to grant an interparcel pedestrian access easements on their respective properties within 60 days of request, then the Applicant shall construct the interparcel access improvements prior to issuance of the final RUP for the Subject Property.

23. Crosswalk. The Applicant shall remove the existing Edsall Road crosswalk striping at the site entrance and stripe a new crosswalk with accessible curb ramps on the south and north sides of Edsall Road in accordance with PFM requirements. In the event the northern curb ramp cannot be provided within the right-of-way, then installation shall be subject to approval by the Bren Mar Recreation Association ("BMRA"), provided it is granted in a timely manner and at no cost to the Applicant. Prior to site plan approval, the Applicant shall submit in writing a request to BMRA regarding approval to construct curb ramps on BMRA property. If permission is not granted by BMRA within 60 days of the Applicant's written request, then no northern curb ramp shall be required.

OPEN SPACE AND LANDSCAPING

24. Open Space. A minimum of 39 percent open space shall be provided on the Subject Property.

25. Landscaping. Landscaping that is a minimum of 25 feet in width generally as depicted on GDP Sheet L-3 shall be provided behind the dwelling units located along the southern

property boundary adjoining the existing parking lot for The Isabella and shall include understory trees and shrubs.

26. Landscape Plan. The GDP includes "Landscape Plans" shown on Sheets L-1 through L-5. Quality and quantity of landscaping provided shall be in substantial conformance with the GDP. The Landscape Plans may be modified during site plan review to allow for final engineering and design considerations including, but not limited to, final utility locations, low impact development ("LID") facilities, sight distance requirements and other applicable requirements, provided that such modifications are in substantial conformance with the GDP and the following:

    A. All landscaping provided shall be native to the middle Atlantic region to the extent feasible and non-invasive as determined by Fairfax County Urban Forest Management Division ("UFMD") of the Department of Public Works and Environmental Services.

    B. Prior to installation of plants to meet requirements of the approved landscape plan, the Applicant shall coordinate a pre-installation meeting on site with the landscape contractor and a representative of UFMD. Proposed changes to the location of plantings, size of trees/shrubs, and any proposed plant substitutions for species specified on the approved landscape plan shall be reviewed at this time and must be approved prior to planting. The installation of plants not specified on the approved landscape plan, and not previously approved by UFMD, may require submission of a revision to the landscape plan or removal and replacement with approved material.

    C. Field location of planting material, when required by the approved landscape plan, shall be reviewed at the pre-installation meeting. The landscape contractor shall stake proposed individual planting locations in consultation with the Applicant prior to the pre-installation meeting, for review by UFMD. Stakes shall be adjusted, as needed, during the course of the meeting as determined by UFMD based on discussion with the Applicant and the landscape contractor.

27. Evergreen Planting. In addition to landscaping shown on GDP Sheets L1 and L2, a staggered row of eight (8) foot tall evergreen trees shall be planted in the northeast corner of the Property, in the area between Edsall Road and the stormwater management pond, subject to review and approval of the DPWES Stormwater Division and VDOT.

ENVIRONMENTAL

28. EQC/RPA. The eastern side of the Subject Property includes a portion of the Turkeycock Run Environmental Quality Corridor ("EQC") and Resource Protection Area ("RPA"). This established EQC/RPA boundary shall be delineated and appropriately labeled on the site plan, and any final determination regarding the location of the temporary fencing to protect the RPA will be subject to review and approval by DPWES. In no instance shall any lot be platted within the Resource Protection Area or Environmental Quality Corridor. An administrative RPA Exception and/or Water Quality Impact Assessment shall be submitted at the `time of site plan for the proposed encroachments into the RPA as shown on the GDP. Only those encroachments shown on the GDP for utility installation shall be permitted.

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

30. Tree Preservation. The Applicant shall submit a Tree Preservation Plan and Narrative as part of the first site plan submission. The Tree Preservation Plan and Narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist and shall be subject to the review and approval of UFMD.

A. The Tree Preservation Plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees living or dead with trunks 10 inches in diameter and greater (measured at 4 ½ feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet of the proposed limits of clearing in the tree save area and within 10 feet of the proposed limits of clearing in the area to be disturbed. All trees inventoried shall be tagged in the field so they can be easily identified. If permission is not allowed from the offsite property owner to tag trees, it shall be noted on the Tree Preservation Plan by providing written documentation between the Applicant and the offsite property owner. The Tree Preservation Plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of disturbance shown on the GDP and those additional areas in which trees can be preserved as a result of final engineering. The Tree Preservation Plan and Narrative shall include all items specified in PFM Sections 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, soil testing and recommended fertilization, Cambistat, air spading within the critical root zone to incorporate the application of compost and bio-char shall be included in the Tree Preservation Plan.

B. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's Certified Arborist or Registered Consulting Arborist shall walk the limits of clearing and grading with 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. 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 chainsaw, 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.

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

D. All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD.

E. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. The details for these treatments shall be reviewed and approved by the UFMD, accomplished in a manner that protects affected and adjacent vegetation to be preserved and may include, but not be limited to the following: root pruning shall be done with a trencher or vibratory plow to a depth of 18 - 24 inches; root pruning shall take place prior to any clearing and grading, or demolition of structures; root pruning shall be conducted with the supervision of a Certified Arborist or Registered Consulting Arborist; and a UFMD representative shall be informed when all root pruning and tree protection fence installation is complete.

F. During any clearing of trees/vegetation on the Subject 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 work and tree preservation efforts in order to ensure conformance with all tree preservation requirements and UFMD approvals. The monitoring schedule shall be described in the Tree Preservation Plan, and reviewed and approved by the UFMD.

31. Invasive Species Management Plan. An invasive species management plan for the Subject Property shall be submitted at the time of site plan detailing how invasive and

undesirable vegetation will be removed and managed. The invasive species management plan shall include the following information:

A. The targeted undesirable and invasive plant species to be removed, suppressed and managed.

B. The targeted area of undesirable and invasive plants to be removed, suppressed and managed, which shall be clearly identified on the Landscaping Plan or the Tree Preservation Plan.

C. The recommended government and industry methods of management, e.g. hand removal, mechanical equipment and chemical control, with the potential impacts of recommended methods on surrounding trees and vegetation not targeted for removal/suppression/management and how these trees and vegetation will be protected (for example, if mechanical equipment is proposed in a tree save area, what will be the impacts to trees identified for preservation and how will these impacts be reduced).

D. How targeted species will be disposed.

E. If chemical control is recommended, treatments shall be performed by or under direct supervision of a Virginia Certified Pesticide Applicator or Registered Technician and under the general supervision of the project arborist.

F. Information regarding timing of treatments (hand removal, mechanical equipment or chemical treatments), when treatments will begin and end during a season and proposed frequency of treatments per season.

G. Potential areas of replanting.

H. Semi-annual monitoring reports provided to UFMD and Site Development and Inspection Division ("SDID") staff.

I. That the management program and semi-annual monitoring reports will continue until the earlier to occur of: (i) bond release, (ii) release of the Conservation Deposit, or (iii) when targeted plants appear to be eliminated based on documentation provided by the project arborist and an inspection by UFMD staff.

STORMWATER MANAGEMENT

32. Stormwater Management Facilities. Stormwater management and BMP facilities shall be provided on-site generally as shown on the GDP and as approved by DPWES at the time of site plan approval. Stormwater management techniques shall include, but are not limited to, provision of an extended detention dry pond, vegetated swales or other techniques permitted under the PFM and approved by DPWES. This does not include the purchase of off-site nutrient credits. In the event the final design of the stormwater management and BMP facilities requires substantial revisions to that shown on the GDP due to geotechnical and/or other PFM requirements, then approval of a Proffered Condition Amendment may be required.

33. Maintenance. Only the OA for the Subject Property, as described in Proffer 41, shall be responsible for implementing the maintenance contract and funding mechanism to maintain the proposed stormwater management and BMP facilities. The Isabella Condominium Association shall not be responsible for maintenance and/or funding of these facilities on the Subject Property. The maintenance responsibilities and funding mechanisms will be outlined in the OA documents as well as disclosed to all prospective initial purchasers prior to entering into a contract of sale. The Applicant shall provide written materials to the OA describing proper maintenance of the stormwater management and BMP facilities in accordance with the PFM and County guidelines.

GEOTECHNICAL REVIEW AND APPROVAL

34. Geotechnical Review and Approval. Prior to site plan approval, the previously approved preliminary geotechnical report (3759-SR-004-1) shall be updated based on the final site grading and engineering plans in accordance with PFM requirements. Such final geotechnical report shall be submitted to the County Geotechnical Review Board ("GRB") through DPWES for its review and approval. Recommendations made by the GRB shall be implemented to the extent they are in substantial conformance with these Proffers and the GDP.

35. No Basements. No basements shall be provided with the dwelling units on the Subject Property.

WORKFORCE HOUSING

36. Workforce Dwelling Units. No affordable dwelling units are required for the Subject Property under Art. 2 of the Zoning Ordinance. However, the Applicant shall provide five (5) WDUs on the Subject Property which shall be administered generally as set forth in the Board of Supervisors' Workforce Dwelling Unit Administrative Policy Guidelines, adopted October 15, 2007, in effect as of the approval date of this Application ("Policy Guidelines"), except as modified in these Proffers. Where this Proffer conflicts with the Policy Guidelines, this Proffer shall control the administration of the WDUs.

A. Five (5) WDUs shall be provided generally as shown on the GDP.

B. All five (5) WDUs located on the Subject Property shall be affordable for households earning up to and including 80% of the area median income for the Washington Primary Metropolitan Statistical Area ("AMI").

C. Notwithstanding the foregoing, should the Board's policies related to WDUs be amended, the Applicant reserves the right, in its sole discretion, to opt into all or any portion of such new policies, in part or in whole, without the need for a PCA and, if the Applicant so opts into any such new policies, the provisions of this Proffer which relate to the new policies of the Board which the Applicant has elected to opt into shall no longer be effective.

D. The Applicant reserves the right to enter into a separate binding written agreement with the appropriate County agency as to the terms and conditions of the administration of the WDUs. Such an agreement shall be on terms mutually acceptable to the Applicant and the County and may occur any time after the

approval of this Application. Neither the Board nor the County shall be obligated to execute such an agreement. If such an agreement is executed by all applicable parties, then the WDUs shall be administered solely in accordance with such agreement and the provisions of this Proffer as it applies to WDUs shall become null and void. Such an agreement and any modifications thereto, or an appropriate memorandum thereof, shall be recorded in the Land Records.

CONSTRUCTION ACTIVITY

37. Time Restrictions. Outdoor construction activities, any associated construction deliveries, any construction-related loading or unloading of vehicles and any construction-related trash collection on the Subject Property shall only occur between the hours of 7:00 a.m. and 5:00 p.m. Monday through Saturday and between the hours of 9:00 a.m. and 4:00 p.m. on federal holidays, exclusive of Thanksgiving, Christmas, New Year's Day, Memorial Day, the 4th of July and Labor Day, on which no construction actives shall occur.

38. Parking. Construction workers shall either park on-site or shall park in a remote location and be shuttled to the Subject Property. Construction workers shall not be permitted to park on land owned by the Jefferson Green Condominium Association or The Isabella Condominium Association.

39. Construction Posting Information. The Applicant shall post on the Subject Property and provide in writing to the Jefferson Green Condominium Association and The Isabella Condominium Association the following information: construction hours, parking restrictions, the name of a contact person and a 24-hour contact phone number. Such information shall be posted in both English and Spanish.

MISCELLANEOUS

40. Bren Mar Recreation Association. In the event that documentation cannot be found demonstrating that this Applicant already purchased memberships pertaining to units within this final section of Monticello Mews, one membership in the Bren Mar Recreation Association shall be purchased by the Applicant for each dwelling unit sold on the Subject Property at no charge to the individual unit owner and/or the OA. Annual dues and all other subsequent fees shall be the responsibility of the unit owner and/or the OA.

41. Public Access Easements. As part of site plan approval for the Subject Property, the Applicant shall grant public access easements for both vehicular and pedestrian traffic, as applicable, over the perimeter sidewalks and trails on the Subject Property, as generally shown on GDP. The easements shall also allow for the installation of signage necessary for safety and operation of the abutting streets. The form of the public access easements shall be approved by the County Attorney.

42. Signs. The Applicant may retain and install freestanding signs as depicted on the GDP. All signs installed on the Subject Property shall conform to the requirements of Article 12 and Article 14 of the Zoning Ordinance.

43. Owners' Association. Prior to issuance of the first RUP for the Subject Property, the Applicant shall cause an OA to be formed for the Subject Property in accordance with Virginia law. The Applicant and the OA shall have maintenance responsibilities that shall include, but not necessarily be limited to, the maintenance of private streets, sidewalks, trails, common open space areas, stormwater management and recreation facilities and landscaping on the Subject Property. The Applicant shall provide an initial deposit for the benefit of the future operations of the OA in an amount of at least $5,000.00.

44. Multi-Purpose Court. Use and maintenance of the existing multi-purpose court shall be shared by both the OA for the Subject Property and the Isabella Condominium Association.

45. Tot Lot. One tot lot shall be provided generally as shown on the GDP. The final location and layout shall be determined by the Applicant at the time of site plan approval. The tot lot shall be maintained by the OA for the Subject Property only.

46. Dog Park. The Applicant shall redesign the dog park existing on the Subject Property generally as shown on the GDP. The dog park shall be available for use by residents of both The Isabella Condominium and the Subject Property. The dog park shall be maintained by both the OA for the Subject Property and the Isabella Condominium Association.

47. Existing Gazebo. Prior to site plan approval, the power line providing lighting for the existing brick gazebo and Jefferson Green signage wall shall be reconnected by the Applicant and maintained in good repair.

48. Advanced Density Credit. All density attributable to land areas dedicated and/or conveyed at no cost to the Board or any other public entity pursuant to these Proffers (including, without limitation, the dedications referenced in these Proffers) shall be subject to the provisions of Par. 4 of Sect. 2-308 of the Zoning Ordinance and is hereby reserved to the residue of the parcel of land from which it came.

49. Delay. Notwithstanding the foregoing, upon demonstration that, despite diligent efforts or due to factors beyond the Applicant's control, proffered improvements such as, but not limited to, the required transportation, the publicly-accessible park areas and the trail connections, have been delayed beyond the timeframes specified in these Proffers, the Zoning Administrator may agree to a later date for completion of such improvements.

50. Escalation. All monetary contributions specified in these Proffers shall escalate or de-escalate, as applicable, on a yearly basis from the base month of January 2016 and change effective each January 1 thereafter, as permitted by § 15.2-2303.3 of the Code of Virginia, as amended.

51. Successors and Assigns. These Proffers will bind and inure to the benefit of the Applicant and its successors and assigns. Each reference to "Applicant" in these Proffers shall include within its meaning and shall be binding upon the successors in interest and/or the owners from time to time of any portion of the Subject Property during the period of their ownership. Once portions of the Subject Property are sold or otherwise

transferred, the associated Proffers become the obligation of the purchaser or other transferee and shall no longer be binding on the seller or other transferor.

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

[SIGNATURE ON FOLLOWING PAGE]

DRW, Inc.
Applicant and Title Owner of
Tax Map Parcel 81-2-((1))-8A

By:_____
Name:_____
Title:_____

STATEMENT OF JUSTIFICATION
PROFFERED CONDITION AMENDMENT APPLICATION PCA 74-5-158-03
October 27, 2015

Pursuant to Sections 18-200 and 3-1200 of the Zoning Ordinance, the property owner, DRW, Inc. (the "Applicant") seeks to amend the proffers accepted by the Board of Supervisors (the "Board") in Proffered Condition Amendment PCA 74-5-158-02 on May 4, 1981. The Applicant proposes to construct up to 102 townhome units on approximately 10.71 acres of land identified as Fairfax County Tax Map Parcel 81-2-((1))-8A and designated as Section Two Phase 2 of Monticello Mews (the "Property"). As further described below, approval of this application would result in a reduction of 51 residential units from the 153 additional dwelling units permitted under the current zoning entitlement. The Property, which is zoned R-12 (Residential, Twelve Dwelling Units/Acre) and located on the eastern side of Monticello Mews, is undeveloped except for a multi-purpose court in the southwest corner, a controlled access booth and two private access roads serving the other two sections of the community.

The Property is located on the south side of Edsall Road, generally west of the City of Alexandria line, north of the Norfolk Southern Railroad tracks and within one mile of the Van Dorn Metro Station. The 8.3-acre park, which previously was dedicated by the Applicant to the Fairfax County Park Authority, forms the southern boundary of the Monticello Mews R-12 development, which includes a multi-family building and townhomes abutting the Property to the south and west, respectively. Private access roads serving these other sections of Monticello Mews cross the Property. A large industrial warehouse facility is situated to the east on I-3 and I-5 zoned land which is separated from the Property by the Turkeycock Run Stream Valley. Bren Mar Park is north of the Property across Edsall Road.

A Generalized Development Plan ("GDP") dated February 2, 2015, as revised through October 27, 2015, prepared by VIKA Virginia LLC and consisting of 17 sheets, has been filed with this PCA Application. A revised draft proffer statement dated October 27, 2015 has been filed under separate cover.

Background

In 1975, Monticello Mews was zoned to the "RM" District and, in 1978, the first amendment application, GDPA 74-5-158, was approved by the Board, subject to proffers dated January 6, 1978 and a Generalized Development Plan as revised through December 28, 1977, which showed up to 228 dwelling units within Section One. In 1981, the Board approved a second amendment to Monticello Mews in PCA 74-5-158-02 on approximately 41.4 acres of land and subject to proffers dated May 4, 1981, which proffers currently govern development of the Property and allow an overall maximum of 496 dwelling units with up to 1,200 bedrooms, at a density of 12 dwelling units per acre ("du/ac") on the original 41 acres. Proffer 1 states that the eastern side of Monticello Mews, referred to as Section Two, which includes the Property may be developed *". . . in midrise buildings not more than 65 feet in height located at least 1,000 feet from Edsall Road, or in dwelling units permitted by the R-12 zoning category not more than three stories in height. The exact configuration and location of all buildings will be determined at site plan review."* Since 1981, the County has granted administrative interpretations pertaining to site plan development of the southern portion of Section Two. These interpretations allowed for a variety of significant changes to buildings, parking and layout within that portion of Section Two based upon, and specifically citing, the flexibility language in Proffer 1. At present, approximately 20 acres of

Monticello Mews are developed and occupied by homeowners (Section One and Section Two Phase 1), with an additional ±10 acres dedicated for public parkland and public streets.

The Existing Vegetation Map on GDP Sheet C-4 shows that a majority of the Property has been cleared for development in accordance with approved Site Plan 3759-SP-006-3, with preservation of the existing wooded corridor within and adjacent to the Turkeycock Run Stream Valley. This remnant wooded area also is within the "Resource Protection Area" delineated and approved on County Plan 3759-RPA-001-1 along the eastern side of the Property. The area shown to be preserved is within a recorded conservation easement.

Two private roads exist on-site to provide access to and from Edsall Road for the townhome community to the west ("Section One") via Independence Circle and the multifamily building to the south ("Section Two Phase 1"). Section One adjoins the application Property along its western boundary and is accessed from Edsall Road via Independence Circle which runs across the northern end of the Property. Section One consists of 195 existing townhomes on approximately 16.3 acres of land known as "Jefferson Green Condominium Association."

Section Two Phase 1 of Monticello Mews is situated between the Property and the dedicated parkland to the south and consists of 144 multi-family condominium units within "The Isabella," a single, six–story, 65-foot tall building on approximately 4.0 acres of land. Section Two also is accessed solely through the Property via a 1,000-foot long private road with an adjacent eight-foot wide asphalt trail running in a north-south direction. This access road and trail are proposed to remain and be rebuilt. The Property included in the subject application is designated as "Section Two Phase 2." As shown on GDP Sheet C-2, As-Built drawings indicate that 195 townhome condominium units exist within Section One and 144 multi-family condominium units exist within Section Two Phase 1. Therefore, based on the 496-unit maximum in the current (1981) proffers, 153 additional dwelling units are approved and remain to be developed within Section Two Phase 2 of Monticello Mews under the current zoning entitlement.

Proposal

In accordance with the R-12 District requirements, the Applicant seeks approval for 102 garage townhomes at a maximum density of approximately 9.52 dwelling units per acre in a conventional development on the Property. This application comprises the second, and final, phase of Section Two of Monticello Mews. The unit type, density and layout proposed with this application is compatible with the existing townhomes adjacent to the west and the 65-foot multi-family building and asphalt parking lot adjacent to the south. Five of the townhomes are proposed to be Workforce Dwelling Units ("WDUs"). The "Typical" lot presented on GDP Sheet C-5 shows a three-story, one-car garage townhome that will be approximately 20 feet wide and 40 feet deep, at a maximum height of 35 feet, with a minimum setback of 18 feet from the sidewalk and 20 feet from the rear lot lines. Both existing developments, Jefferson Green and The Isabella, are part of the larger Monticello Mews community and are accessed via the two existing private roads across the Property, which will remain generally in the same location and be improved in this development proposal.

If approved, this application would decrease the overall number of approved dwelling units allowed within Monticello Mews by 45, which is approximately a 30 percent reduction in the number of remaining approved units. The R-12 District requires that a minimum of 25 percent of the gross area of the site be provided in open space, which equates to approximately 2.6 acres for

this Property. This development proposal for Section Two Phase 2 provides over five acres of open space, nearly double the requirement. This open space includes provision of a 25-foot buffer adjacent to both The Isabella and Jefferson Green. GDP Sheet C-2 presents detailed tabulations for the Property, and overall tabulations for Monticello Mews as a whole. Approval of this application would result in a total of 451 townhome and multifamily units within Monticello Mews at an overall density of 10.91 du/ac and approximately 36 percent open space.

The layout maximizes views of the stream valley corridor along the east boundary and provides an integrated pedestrian circulation system on the Property and connecting to the other sections of Monticello Mews. Large, common open space areas include the stream valley along the eastern periphery of the Property and central open space areas between townhome units. The existing multi-purpose court is proposed to be relocated slightly southward partially onto land owned by The Isabella condominium, whose residents currently use, and will continue to use, this existing recreation facility for Section Two. Similar to that provided for existing residents of Monticello Mews Sections One and Two, new residents within this proposed development will become members of the Bren Mar Park pool and tennis club as set forth in the current proffers.

The Property is located within the "Bren Mar Park Community Planning Sector" of the "Lincolnia Planning District" in the Mason Magisterial District. While there are no site-specific Comprehensive Plan recommendations pertaining to the Property, page 31 of the Plan states: *"Infill development within this sector needs to be of a compatible use, type and intensity in accordance with the guidance in the Policy Plan under Land Use Objectives 8 and 14."* The infill development proposed in this application satisfies Land Use Objectives 8 and 14 since it is at a compatible scale and density with adjacent multifamily and townhome uses and can be supported by public facilities and the road network. In addition, approval of this development proposal would result in a 30 percent decrease in the permitted number of dwelling units remaining under the current Monticello Mews proffers and provide nearly double the minimum amount of open space required by the Zoning Ordinance in Section Two Phase 2. Parkland, a stream valley and industrial uses adjoin the Property along the north and east. Pursuant to Par. 11 of Sect. 18-202 of the Zoning Ordinance, an analysis of the relationship of the proposed development to Residential Development Criteria recommendations in Appendix 9 of the Comprehensive Plan is included in the application package.

In this PCA application, the Applicant is requesting a significant reduction in the number of units allowed under current zoning entitlements; therefore, the proposed development is exempt from the Affordable Dwelling Unit Program in accordance with Par. 3 of Sect. 2-803 of the Zoning Ordinance. No increase in dwelling units is proposed and no increase in density over the previously approved density is being requested. Five WDUs will be made available for purchase by families earning up to 80% of Area Median Income.

Summary

The proposed development conforms with the recommendations of the Comprehensive Plan and complies with all applicable ordinances, regulations and adopted standards, including the R-12 District requirements, except for the following, as listed on GDP Sheet C-5:

1. Waiver of the 600-foot maximum length of a private street as set forth in Par. 2 of Sect. 11-302 of the Zoning Ordinance in order to provide continued access to The Isabella 144-unit multi-family building to the south and to provide access for units proposed on this elongated parcel. The existing roadway provides safe and convenient access to the existing

multi-family dwelling units located at the southern end of Monticello Mews and will continue to provide safe and convenient access to both those existing units and the new dwellings proposed in this application.

2. Waiver of Par. 3B of Sect. 17-201 of the Zoning Ordinance so as not to require additional inter-parcel access to adjoining parcels beyond those shown on the GDP. Interparcel access has been provided by Independence Circle which will remain. Given the industrial zoning and development of the properties to the east, interparcel access would not be appropriate due to potential conflicts between residential and commercial/industrial traffic.

3. Waiver and modification of Par. 3 of Sect. 17-201 of the Zoning Ordinance to allow the curb and four (4) foot sidewalk along Edsall Road east of the existing private drive to remain. The Applicant requests the proposed six (6) foot sidewalk located adjacent to Edsall Road be deemed to meet the criteria of the Comprehensive Plan which requires on-street bike lanes. The Applicant makes this request due to the fact there are no existing on-street bike lanes and/or a 10-foot shared use trail along Edsall Road abutting the properties on either side. The Applicant will be providing full right-of-way dedication along the Property's Edsall Road frontage.

4. Modification of Sect. 7-802 of the Public Facilities Manual to allow a minimum of 20-foot wide alleyways for vehicular access and circulation in areas as shown on the GDP due to the limited amount of development. If approved, this modification would result in additional, permanent open space and would assist in slowing down internal traffic thereby creating a safer pedestrian environment.

The above waivers and modifications were identified at the time of filing this PCA application. The Applicant reserves the right to make such requests during processing of this PCA application or during site plan review. Given the more intense, existing multifamily residential and industrial uses to the south and east and the existing townhome community to the west, no transitional screening yards and barriers are required on those boundaries.

This PCA Application seeks to reduce the number of dwelling units from that permitted under the current proffers. The GDP shows a compatible infill development that will complete Monticello Mews. The proposed townhome community fits into the fabric of the surrounding neighborhoods, presents high quality site design, provides walking paths and trail connections and access to other community facilities, and preserves and protects the Turkeycock Run Stream Valley.

John C. McGranahan, Jr.
Agent for the Applicant

REZONING AFFIDAVIT

DATE: January 13, 2016
(enter date affidavit is notarized)

129188b

I, John C. McGranahan, Jr., do hereby state that I am an
(enter name of applicant or authorized agent)

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

in Application No.(s): PCA 74-5-158-3
(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)
DRW, Inc.(1) Agents: Joseph M. Della Ratta Elizabeth M. Della Ratta J. Raphael Della Ratta Jennifer M. Redmond Joseph E. Brimmer	1370 Lamberton Drive Silver Spring, MD 20902	Applicant/Title Owner, Parcel 81-2-((1))-8A
Hunton & Williams LLP(2)	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Attorneys/Agents for Applicant
John C. McGranahan, Jr. Francis A. McDermott Jessica N. Vara	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Attorneys/Agents for Applicant
Elaine O'Flaherty Cox Susan K. Yantis	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Planners/Agents for Applicant

(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: January 13, 2016
(enter date affidavit is notarized)

129188b

for Application No. (s): PCA 74-5-158-3
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Jeannie A. Mathews	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Paralegal/Agent for Applicant
VIKA Virginia, LLC(3) Agents: John F. Amatetti, P.E. Robert R. Cochran P. Christopher Champagne Michael R. Congleton J. Thomas Harding Katelyn E. Antonucci Jeffrey A. Kreps Edmund J. Ignacio Robert J. Bosco Nelson P. Kirchner	8180 Greensboro Drive, Suite 200 Tysons, Virginia 22102	Engineers/Landscape Architects/ Agents for Applicant
VIKA, Incorporated(4) Agent: John F. Amatetti, P.E.	8180 Greensboro Drive, Suite 200 Tysons, Virginia 22102	Engineers/Agents for Applicant
M. J. Wells and Associates, Inc.(5) Agents: Robin L. Antonucci Kevin R. Fellin William F. Johnson	1420 Spring Hill Road, Suite 600 McLean, VA 22102	Traffic Engineers/Agents for Applicant
ECS Mid-Atlantic, LLC(6) Agents: James R. Carpenter Matthew W. Wager	14026 Thunderbolt Place, Suite 100 Chantilly, VA 20151	Geotechnical Engineers/Agents for Applicant

(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: January 13, 2016
(enter date affidavit is notarized)

129188 b

for Application No. (s): PCA 74-5-158-3
(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)
(1) DRW, Inc.
1370 Lamberton Drive
Silver Spring, MD 20902

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)

Elizabeth M. Della Ratta
Jennifer M. Redmond
Joseph Raphael Della Ratta

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer**, etc.)
Joseph M. Della Ratta, Pres/Treas/Director
Elizabeth M. Della Ratta, Vice Pres/Director
Joseph Raphael Della Ratta, Secretary/Director
Jennifer M. Redmond, Director
(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: January 13, 2016
(enter date affidavit is notarized)

129188b

for Application No. (s): PCA 74-5-158-3
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
(3) VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200
Tysons, VA 22102

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)

John F. Amatetti
Charles A. Irish, Jr.
Harry L. Jenkins
Robert R. Cochran
Mark G. Morelock
Jeffrey B. Amateau
Kyle U. Oliver
P. Christopher Champagne

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)
(4) VIKA, Incorporated
8180 Greensboro Drive, Suite 200
Tysons, VA 22102

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)

John F. Amatetti
Charles A. Irish, Jr.
Harry L. Jenkins
Robert R. Cochran
Mark G. Morelock
Jeffrey B. Amateau
Kyle U. Oliver
P. Christopher Champagne

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: January 13, 2016
(enter date affidavit is notarized)

129188b

for Application No. (s): PCA 74-5-158-3
(enter County-assigned application number (s))

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

(5) M. J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, VA 22102

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)
M. J. Wells & Associates, Inc. Employee Stock Ownership Trust (ESOT)
(All employees are eligible Plan participants; however, no one individual owns 10% or more of any class of stock.)

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)

(6) ECS Mid-Atlantic, LLC
14026 Thunderbolt Place, Suite 100
Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Engineering Consulting Services, Ltd.(7)

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: January 13, 2016
(enter date affidavit is notarized)

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for Application No. (s): PCA 74-5-158-3
(enter County-assigned application number (s))

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

(7) Engineering Consulting Services, Ltd.
14026 Thunderbolt Place, Suite 400
Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Henry L. Lucas
The Engineering Consulting Services Employee Stock Ownership Plan (ESOP)
(All of the over 1,300 employees are eligible Plan participants; however, no one individual owns 10% or more of any class of stock.)

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

129188 b

DATE: January 13, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 74-5-158-3
(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)

(2) Hunton & Williams LLP
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

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

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

Robert A. Acosta-Lewis
Lawrence C. Adams
Syed S. Ahmad
Michael F. Albers
Kenneth J. Alcott
Fernando C. Alonso
Walter J. Andrews
Chinawat Assavapokee (nmi)
L. Scott Austin
Ian Phillip Band
John J. Beardsworth, Jr.
Ryan A. Becker
Steven H. Becker
Stephen John Bennett
Melinda R. Beres
Lucas Bergkamp (nmi)
Lon A. Berk
Mark B. Bierbower
Stephen R. Blacklocks
Jeffry M. Blair
Andrew J. Blanchard
J. Tom Boer
Matthew P. Bosher
James W. Bowen
Lawrence J. Bracken, II
James P. Bradley
Sheldon T. Bradshaw
David F. Brandley, Jr.
Benjamin P. Browder
A. Todd Brown, Sr.
Tyler P. Brown
F. William Brownell
Kevin J. Buckley
Kristy A. Niehaus Bulleit
Joseph B. Buonanno
Nadia S. Burgard
Eric R. Burner
M. Brett Burns
P. Scott Burton
Ellis M. Butler
Ferdinand A. Calice
Matthew J. Calvert
Daniel M. Campbell
Thomas H. Cantrill
Curtis G. Carlson
Jean Gordon Carter
Charles D. Case
J. C. Chenault, V
Whittington W. Clement
Herve' Cogels (nmi)
Cassandra C. Collins
S. Gregory Cope
Ashley Cummings (nmi)
Alexandra B. Cunningham
Samuel A. Danon
John J. Delionado
Stephen P. Demm
Dee Ann Dorsey
Edward L. Douma
Colleen P. Doyle
Alison M. Dreizen
Sean P. Ducharme
Deidre G. Duncan
Roger Dyer (nmi)
Frederick R. Eames
Heather Archer Eastep

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

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

Rezoning Attachment to Par. 1(c)

129188b

DATE: January 13, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 74-5-158-3
(enter County-assigned application number (s))

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

(2) Hunton & Williams LLP (Continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

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

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

Maya M. Eckstein
W. Jeffery Edwards
Marvin W. Ehrlich
John C. Eichman
Tara L. Elgie
Emmett N. Ellis
Edward W. Elmore, Jr.
Frank E. Emory, Jr.
Juan C. Enjamio
John D. Epps
Phillip J. Eskenazi
Joseph P. Esposito
Kelly L. Faglioni
Susan S. Failla
Eric H. Feiler
Kevin C. Felz
Lindsay H. Ferguson
Edward F. Fernandes
Norman W. Fichthorn
Andrea Bear Field
Kevin J. Finto
Melanie Fitzgerald (nmi)
Michael F. Fitzpatrick, Jr.
Robert N. Flowers
Aaron M. Flynn
William M. Flynn
David S. Freed
Lauren E. Freeman
Steven C. Friend
Edward J. Fuhr
Charles A. Gall
Daniel C. Garner
Douglas M. Garrou
Richard D. Gary
Kevin M. Georgerian
John T. Gerhart, Jr.
Andrew G. Geyer
Jeffrey W. Giese
Neil K. Gilman
C. Christopher Giragosian
Douglas S. Granger
Laurie A. Grasso
J. William Gray, Jr.
Christopher C. Green
Robert J. Grey, Jr.
Greta T. Griffith
Brett L. Gross
Steven M. Haas
Brian L. Hager
Robert J. Hahn
Jarrett L. Hale
Leslie S. Hansen
Eric J. Hanson
Ronald M. Hanson
Jason W. Harbour
Jeffrey L. Harvey
John D. Hawkins
Rudene Mercer Haynes
Timothy J. Heaphy
Mark S. Hedberg
Gregory G. Hesse
E. Perry Hicks
David A. Higbee
Thomas Y. Hiner
D. Bruce Hoffman
Robert E. Hogfoss
John R. Holzgraefe
Cecelia Philipps Horner
David B. Horner
George C. Howell, III
Kevin F. Hull
Jamie Zysk Isani
Judith H. Itkin
Makram B. Jaber
Timothy L. Jacobs
Lori Elliott Jarvis
Matthew D. Jenkins
Harry M. Johnson, III
Robert M. Johnson
James A. Jones, III
Kevin W. Jones
Laura Ellen Jones
Dan J. Jordanger
Roland Juarez (nmi)
Thomas R. Julin
Andrew Kamensky (nmi)
David A. Kelly
Douglas W. Kenyon
Michael C. Kerrigan
Ryan T. Ketchum
Scott H. Kimpel
Robert A. King
Edward B. Koehler
Torsten M. Kracht
Christopher G. Kulp
David Craig Landin
Gregory F. Lang
Kurt G. Larkin
Andrew W. Lawrence
Daniel M. LeBey
Corey A. Lee
Bradley T. Lennie
L. Steven Leshin
Brent A. Lewis
Catherine D. Little
David C. Lonergan
Nash E. Long, III
Kirk A. Lovric
David S. Lowman, Jr.
Kimberly C. MacLeod
Michael J. Madden, Jr.
Tyler Maddry (nmi)
Manuel E. Maisog
Rori H. Malech
Christopher Mangin, Jr. (nmi)
Alan J. Marcuis
Brian R. Marek

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

Rezoning Attachment to Par. 1(c)

DATE: January 13, 2016
(enter date affidavit is notarized)

129188b

for Application No. (s): PCA 74-5-158-3
(enter County-assigned application number (s))

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

(2) Hunton & Williams LLP (Continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

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

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

Fernando Margarit (nmi)
Laura C. Marshall
Jeffrey N. Martin
John S. Martin
J. Michael Martinez de Andino
Walfrido J. Martinez
Laurie Uustal Mathews
John Gary Maynard, III
William H. McBride
Michael C. McCann
T. Allen McConnell
Alexander G. McGeoch
John C. McGranahan, Jr.
Gustavo J. Membiela
Uriel A. Mendieta
Mark W. Menezes
Gary C. Messplay
Peter J. Mignone
Patrick E. Mitchell
Jack A. Molenkamp
T. Justin Moore, III
Thurston R. Moore
Ann Marie Mortimer
Jay B. Mower
Michael J. Mueller
Eric J. Murdock
Ted J. Murphy
Thomas P. Murphy
David A. Mustone
James P. Naughton
Wim Nauwelaerts (nmi)
Eric J. Nedell
Michael Nedzbala (nmi)
William L. Newton
Lonnie D. Nunley, III
Michael A. Oakes
Peter K. O'Brien
John T. O'Connor
Leslie A. Okinaka
John D. O'Neill, Jr.
Brian V. Otero
Raj Pande (nmi)
Randall S. Parks
Peter S. Partee, Sr.
J. Steven Patterson
Djordje Petkoski (nmi)
Ryan P. Phair
James M. Pinna
Eric R. Pogue
Robert Dean Pope
Laurence H. Posorske
Kurtis A. Powell
Lewis F. Powell, III
Robert T. Quackenboss
John Jay Range
Robert S. Rausch
Baker R. Rector
Shawn Patrick Regan
Sona Rewari (nmi)
Thomas A. Rice
Michael P. Richman
Jennings G. ("J. G.") Ritter, II
Kathy E. B. Robb
Daryl B. Robertson
Gregory B. Robertson
Patrick L. Robson
Robert M. Rolfe
Ronald D. Rosener
Brent A. Rosser
William L. S. Rowe
Marguerite R. ("Rita") Ruby
D. Alan Rudlin
Mary Nash K. Rusher
D. Kyle Sampson
Stephen M. Sayers
Arthur E. Schmalz
Gregory J. Schmitt
John R. Schneider
Howard E. Schreiber
Jeffrey P. Schroeder
Carl F. Schwartz
Matthew A. Scoville
P. Watson Seaman
James S. Seevers, Jr.
Douglass P. Selby
Joel R. Sharp
Michael R. Shebelskie
Ryan A. Shores
George P. Sibley, III
Donald F. Simone
Aaron P. Simpson
Jo Anne E. Sirgado
Laurence E. Skinner
Caryl Greenberg Smith
John R. ("J. R.") Smith
Yisun Song (nmi)
Lisa J. Sotto
Joseph C. Stanko, Jr.
Todd M. Stenerson
John J. Stenger
Gregory N. Stillman
Yeongyo Anna Suh
Brian J. Tanenbaum
Andrew J. Tapscott
Robert M. Tata
Eric Jon Taylor
W. Lake Taylor, Jr.
Wendell L. Taylor
Andrew S. V. Thomas
John Charles Thomas
Gary E. Thompson
Paul M. Tiao
B. Cary Tolley, III
John R. R. Tormey
Bridget C. Treacy
Andrew J. Turner
Julie I. Ungerman

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

Rezoning Attachment to Par. 1(c)

129188b

DATE: January 13, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 74-5-158-3
(enter County-assigned application number (s))

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

(17) Hunton & Williams LLP (Continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

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

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

Daniel E. Uyesato
Mark C. Van Deusen
Emily Burkhardt Vicente
Daniel G. Vivarelli, Jr.
Mark R. Vowell
Amanda L. Wait
William L. Wehrum
Peter G. Weinstock
Malcolm C. Weiss
Kevin J. White
Amy McDaniel Williams
Mitchell G. Williams
Holly H. Williamson
Susan F. Wiltsie
Allison D. Wood
David C. Wright
Richard L. Wyatt, Jr.
David R. Yates
Manida Zinmerman (nmi)

FORMER PARTNERS:

Charles E. G. Ashton
James N. Christman
John A. Decker
Charles E. Greef
Bradley W. Grout
Stuart Hills (nmi)
Donald P. Irwin
Karolyn E. ("Kerry") Johnson
G. Roth Kehoe, II
John T. Konther
Robert J. Morrow
Michael A. O'Shea
William S. Patterson
Dionne C. Rainey
Katherine E. Ramsey
Belynda B. Reck
Trevor K. Ross
Ronald L. Rubin
Rita A. Sheffey
Linda L. Walsh
Lee B. Zeugin

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

REZONING AFFIDAVIT

DATE: January 13, 2016
(enter date affidavit is notarized)

1291886

for Application No. (s): PCA 74-5-158-3
(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.

1291886

REZONING AFFIDAVIT

DATE: January 13, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 74-5-158-3
(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.)
John C. McGranahan, Jr., Attorney for Applicant, has contributed in excess of $100 to Supervisor Cook.
Francis A. McDermott, Attorney for Applicant, has contributed in excess of $100 to Supervisor Cook.
Thomas P. Murphy, a Partner at Hunton & Williams, has contributed in excess of $100 to Supervisor Cook.
ECS Corporate Services, LLC, a subsidiary of Engineering Consulting Services, Ltd., has contributed in excess of $100 to Supervisor Herrity.

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

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

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

WITNESS the following signature:

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

John C. McGranahan, Jr., Attorney/Agent for Applicant
(type or print first name, middle initial, last name, and title of signee)

MARY BETH VINCENT NOTARY PUBLIC REG. # 299668 COMMONWEALTH OF VIRGINIA

Subscribed and sworn to before me this 13th day of January 2016, in the State/Comm. of Virginia, County/City of Fairfax.

Mary Beth Vincent
Notary Public

My commission expires: 3/31/17
Reg No. 299668

LAW OFFICES
KOHLHAAS, GARNIER & WEBB, P. C.
6400 ARLINGTON BLVD., SUITE 325
FALLS CHURCH, VIRGINIA 22042

ROBERT F. KOHLHAAS
JEAN-PIERRE GARNIER
D. TIMOTHY WEBB

DONALD C. WEINBERG

TELEPHONE
534-9030

May 4, 1981

Chairman and Members
THE BOARD OF SUPERVISORS OF
FAIRFAX COUNTY, VIRGINIA
Massey Building
4100 Chain Bridge Road
Fairfax, Virginia 22030

Re: Profferred Condition
Amendment - No. 74-5-158-2
DRW, INC.

Ladies and Gentlemen:

The items on the attached pages are hereby offered as Proffers which supercede and replace the developer's plans and conditions profferred in connection with the original application by LeHigh Portland Cement Company, and dated October 30, 1975, and those profferred with the subsequent Generalized Development Amendment dated January 6, 1978.

If accepted by the Board, the developer acknowledges that further development of that tract will be subject to the terms and conditions set forth in the attached Proffers.

Very truly yours,

KOHLHAAS, GARNIER & WEBB, P.C.

By: D. Timothy Webb
D. Timothy Webb

DTW:dd
enclosures

PROFFERED CONDITION AMENDMENT
No. 74-5-158-2
DRW, Inc.

Appendix 4

be in accordance with the development Plan dated April 7, 1981, and simple

1. Development of the property will not exceed a density of twelve (12) dwelling units per acre for a total of four hundred ninety-six (496) units and will result in a total of not more than twelve hundred (1,200) bedrooms in the entire complex.

The western portion of the site, designated Section 1 will be built to a density of not more than twelve (12) dwelling units per acre, not more than three stories in height. Buildings will not be located within fourty feet of the western property line.

The eastern portion of the site will be built to a density of not more than twelve (12) dwelling units per acre. Such units may be in midrise buildings not more than 65 feet in height located at least 1,000 feet from Edsall Road, or in dwelling units permitted by the R-12 zoning category not more than three stories in height. The exact configuration and location of all buildings will be determined at site plan review.

2. The existing topography and the natural vegetation existing within the twenty-five foot transitional strip along the western boundary as shown on the amended development plan dated April 7, 1981, will be preserved and that there will be supplemental planting of a combination of evergreens and flowering ornamental trees to fill gaps in natural vegetation as prescribed by Paragraph 3A of Section 13-109 of the zoning ordinance, except that specific plantings may be modified at the discretion of the

director, DEM pursuant to Paragraph 4 of Section 13-104 of the ordinance.

3. In substitution for the on-site recreation facilities previously proffered the following will be provided:

a. Pursuant to agreement with the Bren Mar Park Recreation Association, rehabilitation of the facilities of that Association within 180 days of approval of this application.

b. Purchase of one membership in the Association for each dwelling unit in this development, and provision of these memberships at no charge to each individual unit and/or the condominium association associated therewith, in accordance with the Virginia Condominium Act, other than annual dues which shall be paid by the condominium unit Owner's Association.

c. Funds paid to Bren Mar Park Recreation Association shall be expended for the renovation and improvement of the swimming pool, bath house, tennis courts, and parking lot as determined by the Board of Directors of the Bren Mar Park Recreation Association, with the necessary regard for any specific renovation requirement established by the Veterans Administration as a condition for granting V.A. financing to purchasers within the proposed development

d. At least one multipurpose court will be provided within each of Sections I and II.

4. The floodplain area of approximately ten (10) acres extending south of the 25-foot sanitary sewer easement to the southern boundary of the subject property has been dedicated to

the Fairfax County Board of Supervisors. A twenty-five foot public access easement from Edsall Road to the dedicated areas will be provided as shown on the development plan.

5. A public pedestrian access easement and walking trail will be provided from Teresi Drive to the Park Authority property to the south. In order to minimize disruption of the transition screen, the easement and trail will pass between buildings 28 and 29 and join the sidewalk system shown in the development plan. Motor vehicle obstacles will be provided at both the Teresi Drive and park termini of the trail.

6. The following actions will be taken with respect to the area designated as Section II, formerly a silting pond:

a. Before the occupancy of any units of Phase 1, Section 1, the existing fence around the pond area shall be repaired and relocated as necessary to completely envelope the area, with a minimum height of the fence to be six (6) feet; provided however, that if the pond area has been filled in accordance with a grading plan submitted to and approved by the county, so that no open water is ponded, this fencing requirement shall be waived

b. Prior to completion of Section I,

1. a soil analysis shall be submitted to DEM;

2. The entire area shall be filled in a manner prescribed by and in accordance with permits issued by the Director of Environmental Management. The "Future Lake" shown on the development plan may be allowed to remain only on the condition

that DEM determines that hazardous soil conditions within adjacent to the lake have been remedied.

3. Vegetation will be established in the entire site in a manner acceptable to the Department of Environmental Management. In the area outside the building and parking area of Section II as shown on the development plan, permanent landscaping, accordin to a landscaping plan approved by the DEM, will be provided.

4. Construction of buildings and parking areas within the Section II area will be subject to DEM approval of the soils report and measures proposed to remedy any unsatisfactory conditions revealed by the report.

7. Twenty-three units, scattered throughout Sectionl, will be provided ~~for purchase by~~ the Fairfax County Housing and Redevelopment Authority for low moderate income families. ~~The price shall be builder's cost.~~

8. In the event that no alternative access road is provided to serve the buildings in Section II, (see Item 9 below) then Independence Circle will be widened to 30 feet curb to curb in the section identified on the revised development plan prepared by Detwiler and Associates dated April 7, 1981.

9. If shown feasible by the soils report required by Paragraph 6(b) above, an access road will be provided from the Edsall Road entrance, along the eastern portion of the Section II open space, to serve Section II.

10. No vehicular connection will be provided to Teresi Drive.

11. If requested by VDH&T, the Developer will provide funding for a pedestrian-operated cycle to be incorporated into a traffic signal to be installed by VDH&T at the Edsall Road entrance to the site.

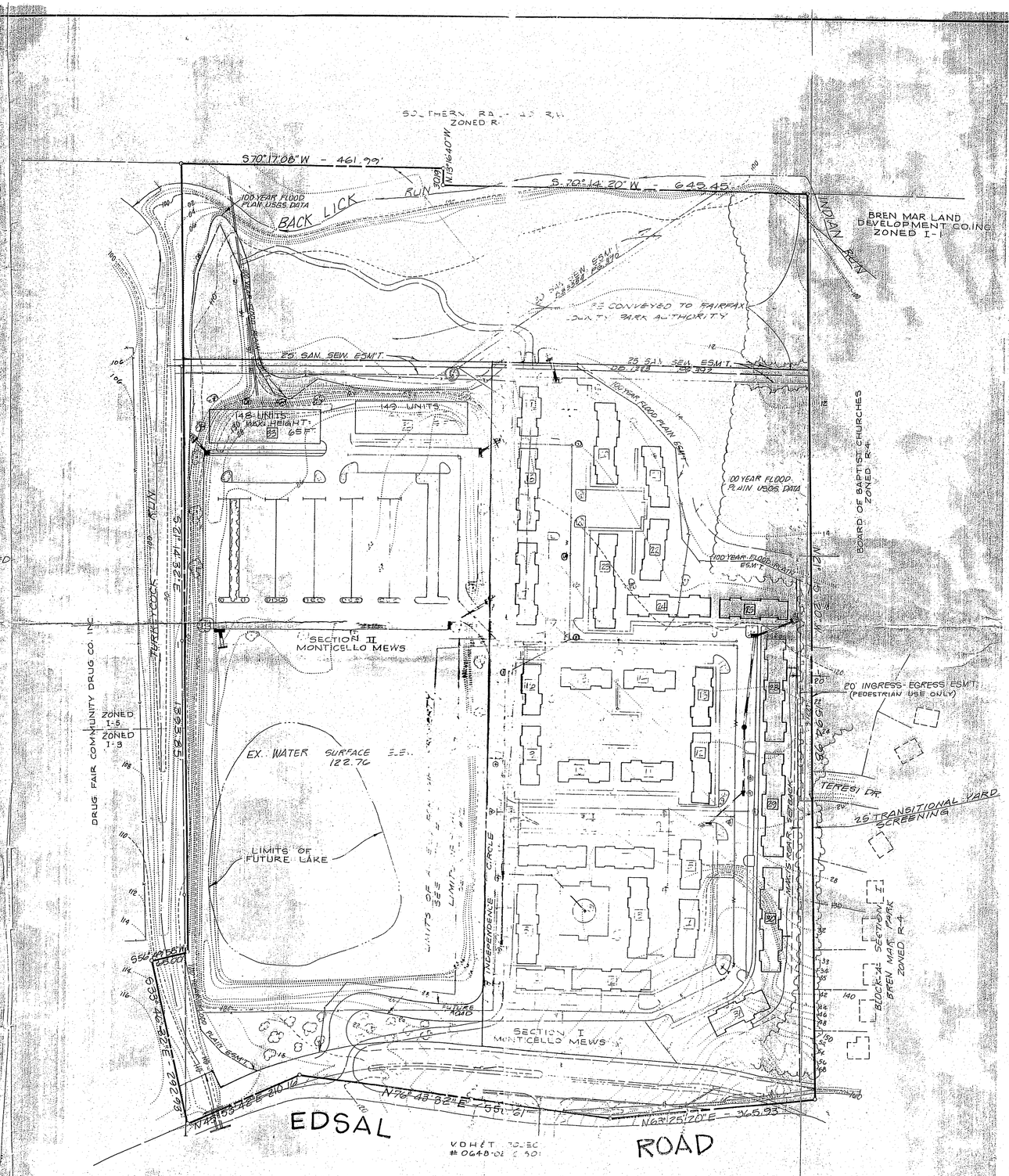
DRW, INC.

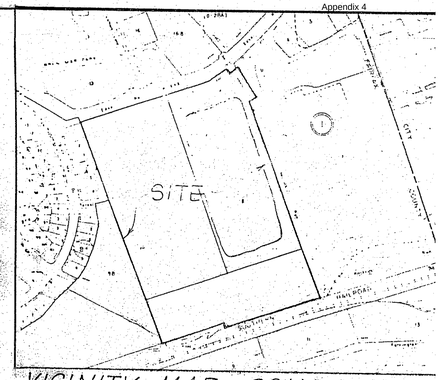
_____ (SEAL)
Pres

S-30(1)

NOTES:

1. LANDSCAPPING SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY.
2. ALL STREETS WITHIN THE DEVELOPMENT SHALL BE PRIVATELY OWNED AND MAINTAINED.
3. STORM WATER DETENTION WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY STANDARDS AND SPECIFICATIONS.
4. BOUNDARY INFORMATION WAS TAKEN FROM AVAILABLE LAND RECORDS.
5. TOPOGRAPHY FURNISHED BY AIR SURVEY & DESIGN, INC.
6. CONTOUR INTERVAL 2 FT.
7. THIS PROPERTY IS ZONED R-12.
8. THIS PROPERTY IS SHOWN ON FAIRFAX COUNTY TAX MAP 18-2-(1)-8.
9. THIS PROPERTY IS NOW IN THE NAME OF D.R.W., INC. AS RECORED IN DEED BOOK 5225 AT PAGE 430 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
10. TO SUBSTITUTE FOR THE RECREATIONAL FACILITIES PROVIDED IN THE ORIGINAL PROFFER THE RECREATIONAL FACILITIES OF THE BREN MAR RECREATIONAL ASSOCIATION, INC. WHICH ARE BEING JOINTLY REHABILITATED BY THE APPLICANT AND THE BREN MAR RECREATIONAL ASSOCIATION.
11. THE CONFIGURATION AND LOCATION OF THE MID-RISE BUILDINGS ARE NOT EXACT AND WILL BE FINALLY DETERMINED AT THE SITE PLAN REVIEW PROCESS.
12. THIS PORTION OF INDEPENDENCE CIRCLE WILL BE WIDENED TO 30 FT. IN WIDTH IN THE EVENT THAT NO ALTERNATIVE ACCESS ROAD IS PROVIDED TO THE PARKING LOT OF THE MID-RISE BUILDINGS.
13. INGRESS-EGRESS EASEMENT TO ALLOW PUBLIC VEHICLE ACCESS FROM EDSAL ROAD TO PARK BOUNDARY.





VICINITY MAP SCALE 1"=500'

AREA TABULATION

SECTION ONE:		
TOTAL UNITS	199	
PARKING REQUIRED	398	
PARKING PROVIDED	406	
PHASE ONE		4.4357 AC.
RESIDUE SECTION ONE		11.8681 AC.
TOTAL AREA SECTION ONE		16.3038 AC.
SECTION TWO:		
TOTAL UNITS	297	
PARKING REQUIRED	446	
PARKING PROVIDED	456	
TOTAL AREA SECTION TWO		14.8262 AC.
PARCEL A - F.C.P.A. DEDICATION		8.3553 AC.
STREET DEDICATION		1.9067 AC.
TOTAL AREA		41.3720 AC
OPEN SPACE:		
OPEN SPACE REQUIRED		10.343 AC.
OPEN SPACE PROVIDED		10.343 AC
TOTAL UNITS	496	
TOTAL PARKING PROVIDED	862	
DENSITY	11.99	

LEGEND

- SANITARY SEWER
- EXISTING STORM SEWER
- WATER
- SIDEWALK
- PROPOSED LANDSCAPED AREA
- EXISTING TREES TO BE PRESERVED

I, HEREBY PROFFER THAT THE DEVELOPMENT OF THE SUBJECT PROPERTY OF THIS APPLICATION SHALL BE IN GENERAL CONFORMITY WITH THE CONDITIONS SET FORTH IN THIS SUBMISSION, UNLESS AN AMENDMENT HERETO IS MUTUALLY AGREED UPON BY THE BOARD OF SUPERVISORS AND THE UNDERSIGNED.

FAIRFAX COUNTY
D.C.P.-PLAN IMPLEMENTATION BRANCH
3RD FLOOR - MASSEY BUILDING
DATE RECEIVED 4-9-81 FOR RZA
CASE NO. 74-S-158-2 SUBMISSION NO. 1

PLAT SHOWING
PROFFERED CONDITION AMENDMENT

MONTICELLO MEWS

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"= 100'

REVISED APRIL 7, 1981
JANUARY 16, 1981

DOUGLAS M. DETWILER AND ASSOCIATES, INC.
CERTIFIED LAND SURVEYOR
LAND DEVELOPMENT PLANNING
FAIRFAX, VIRGINIA

Appendix 4

FAIRFAX COUNTY

OFFICE OF COMPREHENSIVE PLANNING
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509

(703) 324-1290 Fax (703) 324-3924

V I R G I N I A

FAIRFAX COUNTY
RECEIVED
JUL 31 1997
DIVISION OF
ZONING ADMINISTRATION

July 24, 1997

Edward S. Byrne
Director of Planning
KSI Services, Inc.
8081 Wolftrap Rd., Suite 300
Vienna, VA 22182

Re: Proffer Interpretation for PCA 74-5-158-2, Monticello Mews, Section II, Building Layout, Density, Unit Type, Tax Map 81-2 ((1)) 8A

Dear Mr. Byrne:

This is in response to your letter of June 2, 1997, requesting an interpretation of the Generalized Development Plan (GDP) and the proffers accepted by the Board of Supervisors in conjunction with the approval of PCA 74-5-158-2. As I understand it, the question is whether the proposed building layout and the proposed number of units for Section II are in substantial conformance with the approved GDP and the proffers. This determination is based on the plan attached to your letter of June 2, 1997, entitled Preliminary Building Layout and prepared by VIKA which is dated May 8, 1997. A copy of the above referenced letter and a reduction of the plan are attached.

A total of 496 dwelling units were approved pursuant to RZ 74-5-158-2 and PCA 74-5-158-2 at a density of 11.98 dwelling units (du) per acre. 200 of these units have been developed in Section I and you are proposing to develop Section II with 288 units in ten (10) three (3) story apartment buildings. Proffer Number 1 limits the overall density of the development to 496 units, a total of 1200 bedrooms and a density of 12 dwelling units per acre on the eastern and on the western portions of the site. Proffer Number 1 for the eastern portion of the property (Section II) states:

> "...The eastern portion of the site will be built to a density of not more than twelve (12) dwelling units per acre. Such units may be in midrise buildings not more than 65 feet in height located at least 1,000 feet from Edsall Road, or in dwelling units permitted by the R-12 zoning category not more than three stories in height. The exact configuration and location of all buildings will be determined at site plan review."

You proposed to develop the eastern section with alternative option of development which allows three (3) story buildings not exceeding a density greater than permitted by the approved R-12 District zoning. The proffer provides flexibility in building location and configurations at the time of site plan review.

It is my determination that the proposed three-story building layout, which includes up to 288 units, would be in substantial conformance with Proffer Number 1, provided that no more than 1200 bedrooms are constructed on the entire site, and that the landscaping, and other site plan requirements are met, all as determined by the Department of Environmental Management (DEM) at the time of site plan review. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator.

If you have any questions regarding this interpretation, please feel free to contact Kul Sandhu at (703) 324-1290.

Sincerely,

Barbara A. Byron, Director
Zoning Evaluation Division

BAB/KS/hh/n:\zed\sandhu\interpre\ksipca74.wpd

Attachments: A/S

cc: Penelope A. Gross, Supervisor, Mason District
Janet R. Hall, Planning Commissioner, Mason District
Jane W. Gwinn, Zoning Administrator
Edward J. Jankiewicz, Director, Design Review Division, DEM
Bonds and Agreements Branch, DRD, DEM
File: PCA 74-5-158-2, PI 9706 00~~26~~ 62

FAIRFAX COUNTY

DEPARTMENT OF PLANNING AND ZONING
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509

(703) 324-1290 TTY 711 (Virginia Relay Center) Fax (703) 324-3924

V I R G I N I A

March 15, 2004

Steven F. Teets, L.S.
VIKA Incorporated
8180 Greensboro Drive, Suite 200
McLean, VA 22102

Re: Interpretation for PCA 74-5-158-2, Monticello Mews, Section II
Tax Map 81-2 ((1)) 8 A: Building and parking layout, landscaped open space

Dear Mr. Teets:

This is in response to your letter of September 18, 2003, requesting an interpretation of the Generalized Development Plan (GDP) and the proffers accepted by the Board of Supervisors in conjunction with the approval of Proffered Condition Amendment PCA 74-S-158-2. As I understand it, the question is whether the proposed revised building and parking layout, and the provision of a landscaped passive recreation area in the central portion of the site, would be in substantial conformance with the approved GDP and the proffers. This determination is based on the plan attached to your letter, entitled, "Concept Plan, Monticello Mews Section II," prepared by VIKA and dated March 28, 2001, as revised through July 25, 2002. Copies of the referenced letter and a reduction of the plan are attached.

As I understand it, you are proposing to construct one seven-story multifamily building instead of the two buildings as shown on the GDP. The proposed building would not exceed the approved maximum building height of 65 feet. The total number of 496 approved units (199 for Section I and 297 units for Section II) would remain unchanged. Building setbacks of 1000 feet from Edsal Road and 40 feet from the northern property line would be maintained as approved; building setbacks are proposed to be increased on the south from 90 feet to 125 feet, and on the east from 40 feet to 50 feet. Additionally, you are proposing to provide 400 underground parking spaces and 80 surface parking spaces. The original approval indicated all parking to be surface parking. Access to the underground parking is proposed via a travel lane on the rear of the building as required by the Office of the Fire Marshal. A multipurpose court is proposed to be located on the northwest of the building.

You have indicated that the area shown on the GDP as a future lake in the central portion of the site has been filled in accordance with Proffer 6(b)(2). You are proposing to establish a landscaped passive recreation area in that location. No details have been provided with respect to the design of this area or to specific landscape plantings.

A Resource Protection Area (RPA) is located in the northern and eastern portions of the property. An exception (018723) was approved by the Department of Public Works and Environmental Services (DPWES) on October 16, 1997, for a previous site plan (3759-SP-05). The exception allowed the construction of the residential building and a multipurpose court within the RPA.

You have stated that your proposed layout would result in an increase of open space from 25 to 32 percent and a reduction of impervious surface by approximately 50 percent. Primary access to the site will continue to be from Independence Circle, as originally proposed and shown on the GDP.

Proffer 1 of PCA 74-5-158-2 provides in part that ". . . the exact configuration and location of all buildings will be determined at site plan review."

In light of the flexibility contained in Proffer 1, it is my determination that the proposed building and parking layout modifications and provision of a landscaped passive recreation area in the central portion of the site would be in substantial conformance with the GDP and the proffers, provided that an exception to permit development within the RPA under a revised site plan for the proposed layout is approved by DPWES and all other proffer commitments are satisfied. A landscape plan for the proposed passive recreation area must also be submitted to the Urban Forestry Division of DPWES for review and approval pursuant to Proffer 6(b)(3). This determination has been coordinated with DPWES and County Attorney's Office and has been made in my capacity as the duly authorized agent of the Zoning Administrator.

If you have any questions regarding this interpretation, please contact Kul Sandhu at (703) 324-1290.

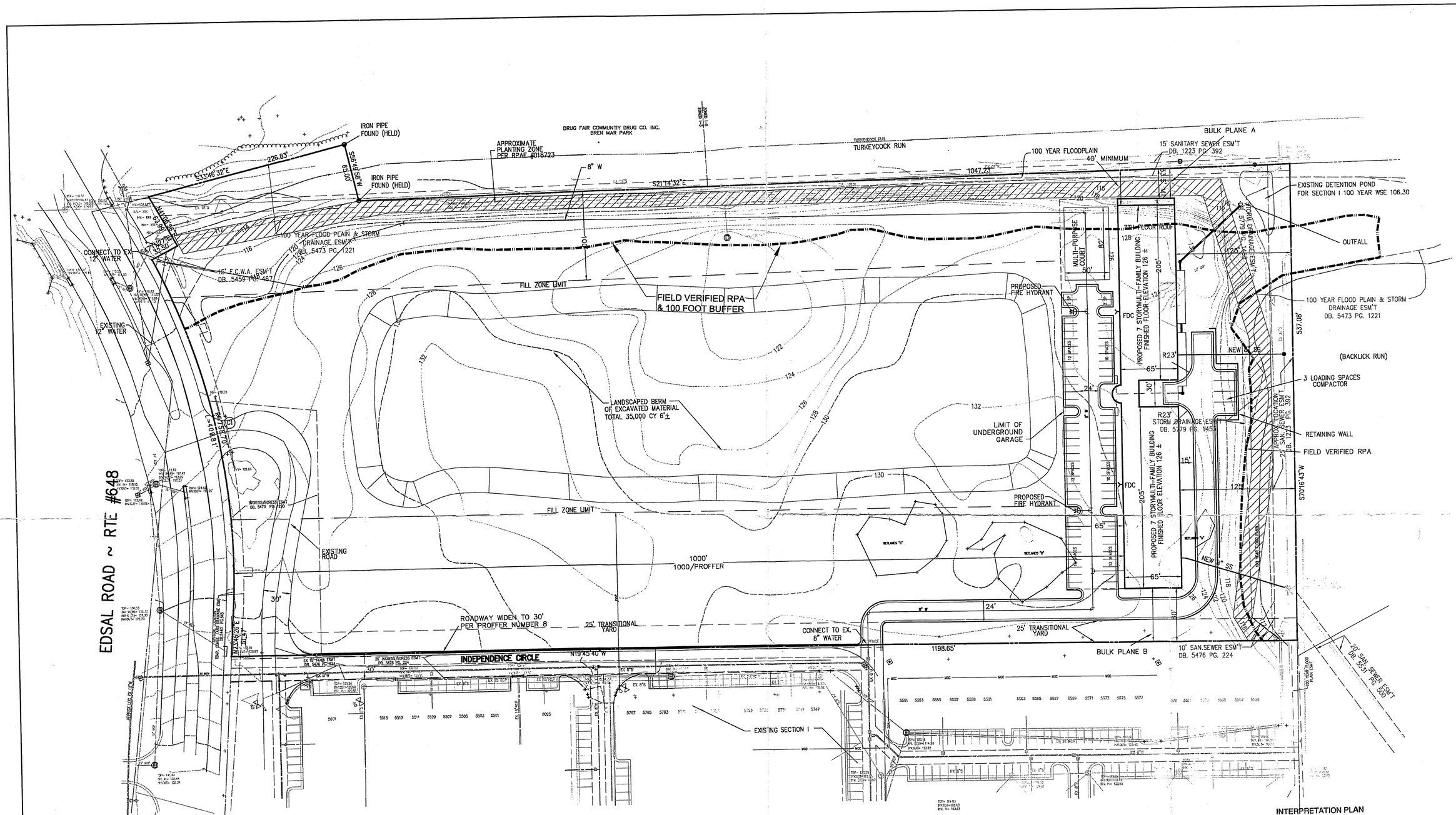
Sincerely,

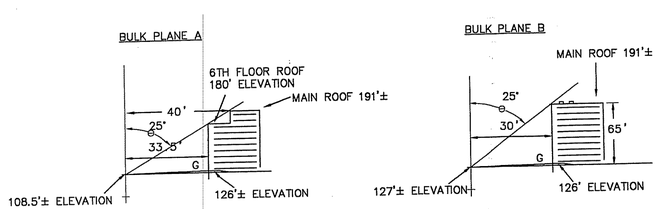
Barbara A. Byron, Director
Zoning Evaluation Division

BAB\KS\O:\ksandh\Interpret Monticello Mews, Layout. doc

Attachments: A/S

cc: Penelope A. Gross, Supervisor, Mason District
Janet R. Hall, Planning Commissioner, Mason District
William E. Shoup, Zoning Administrator
Michelle Brickner, Director, Office of Site Development Services, DPWES
John E. Foster, Assistant County Attorney
Daryl L. Varney, Deputy Zoning Administrative for Permit Review Branch, DPZ
Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES
File: PCA 74-5-158-2, PI 0309 136, Imaging, Reading File





SOURCE

1. TAX MAP 81-2-001-8A, SITE AREA 14.83 ACRES
2. TOPO FROM VIKA DATED 1998
3. RPA EXCEPTION GRANTED WITH 018723 OCT. 16, 1997
4. PROPERTY SUBJECT TO PCA-77-5-158-2 AND PROFFERS OF MAY 4, 1981

SITE TABULATIONS

ZONE R-12
MAX HEIGHT 65 FEET
FRONT YARD = 25° BULK PLANE 20' MIN.
SIDE YARD = 25° BULK PLANE 10' MIN.
REAR YARD = 25° BULK PLANE 25' MIN.
DENSITY ALLOWED = 297 UNITS
DENSITY PROPOSED = 168 UNITS
PARKING REQUIRED = 1.6/UNIT OR 269 SPACES
PARKING PROPOSED = 270 SPACES (1.61/UNIT)
OPEN SPACE 25% REQUIRED
OPEN SPACE 57% PROPOSED

INTERPRETATION PLAN
Application No. PCA 74-5-158- Staff KS
Control No. DS 0309 136
Approved: (YES) NO IN PART (circle one)
RE RESPONSE LETTER DATED 3/5/04 SEP 22 2003
1 of 1

RECEIVED
Department of Planning & Zoning
Zoning Evaluation Division

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ McLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA GERMANTOWN, MD

MONTICELLO MEWS SECTION II

MASON DISTRICT
FAIRFAX CONTY, VA

CONCEPT PLAN

VIKA REVISIONS

REV. JULY 25, 2002
REV. MAY 10, 2001
DATE: MARCH 28, 2001

DES.	DWN.
JQ	JQ

SCALE: 1"=50'
PROJECT/FILE NO. 6056
SHEET NO. 1 OF 1

6056103.dwg 7-24-02 5:17:08 pm EST

L3 BREN MAR PARK COMMUNITY PLANNING SECTOR

CHARACTER

The Bren Mar Park Community Planning Sector is located adjacent to the Edsall Road/Van Dorn Street area in the City of Alexandria and is generally bounded by Interstate 395 (I-395), the City of Alexandria and the Norfolk Southern Railway/Virginia Railway Express right-of-way. The Bren Mar Park Community Planning Sector contains a portion of the Beltway South Industrial Area. Recommendations for the Beltway South Industrial Area can be found in the Land Use Recommendations section of this planning sector and the Area I volume of the Comprehensive Plan, Annandale Planning District, Beltway South Industrial Area.

The planning sector contains residential, commercial and industrial uses. The Bren Mar Park subdivision, a stable single-family detached neighborhood, constitutes the central residential area. Higher density residential uses include townhouses such as Jefferson Green and Landmark Mews; garden apartments; such as Edsall Station and Edsall Gardens; and midrise condominium buildings, such as Valley Park; located around the Bren Mar Park neighborhood and on outlying tracts, particularly along Edsall Road and Bren Mar Drive.

Nonresidential uses, including retail, office, and industrial uses, are located along Edsall Road and in the Beltway South Industrial Area. The retail shopping component includes a small shopping center on Edsall Road and adjacent parcels and several uses in the Beltway South Industrial Area. Industrial uses are found primarily in the Beltway South Industrial Area. These uses include warehousing/distribution, light manufacturing and several satellite/communication facilities. An industrially planned and developed warehousing facility is located at the eastern end of Edsall Road, adjacent to the Alexandria City line.

Indian Run and Turkeycock Run Stream Valleys traverse the entire length of the planning sector. The Backlick Run floodplain is broad along the southern edge of the planning sector. The large tract in the northern portion of the planning sector has a high potential for both historic and prehistoric archaeological resources. Preliminary archaeological investigations in adjoining planning sectors indicate the possibility of the presence of undisturbed, significant prehistoric archaeological resources. The slopes and adjacent floodplains of Backlick Run also have potential for such resources.

CONCEPT FOR FUTURE DEVELOPMENT

The Concept for Future Development designates the areas of the Bren Mar Park Planning Sector as predominately Suburban Neighborhoods. Portions of this planning sector are also planned and developed as Industrial Areas. The Suburban Neighborhoods are stable. The Industrial Areas are primarily developed with light manufacturing, assembly and warehousing/distribution activities but also contain office and retail uses which provide support services.

RECOMMENDATIONS

Land Use

The Bren Mar Park sector contains stable residential neighborhoods. Infill development within this sector needs to be of a compatible use, type and intensity in accordance with the guidance in the Policy Plan under Land Use Objectives 8 and 14.

Where substantial consolidation is specified, the resulting projects need to function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.

Figure 15 indicates the geographic location of the following land use recommendations for this sector.

1. The southwestern part of Bren Mar Park is developed as the Shell Oil Park and is planned primarily for industrial uses which minimize transportation impacts on Edsall Road. The Shell Oil Park comprises Land Unit E of the Beltway South Industrial Area (Figure 16). Present uses within this land unit include light industrial, office and retail uses. Industrial uses and retail uses, which are compatible with the area's industrial character, such as large furniture stores, are planned for intensities up to 0.50 FAR. Additional office use should be limited within the area due to the area's single point of access to Edsall Road. Any future development or use of existing buildings should: 1) retain an industrial scale and character; 2) have relatively low trip generation characteristics; 3) maintain adequate vehicular access and safety within this area; and 4) future development should be designed in a manner that inhibits cut-through traffic in the adjacent residential community. If future development is located adjacent to residential areas, substantial screening and buffering should be provided to minimize any visual impacts. As an option, higher intensities up to 0.60 FAR may be appropriate for consideration if the development improves or maintains adequate vehicular access, circulation and safety within the area, and provides adequate parking on-site.

2. Commercial development near I-395 needs to be limited to the existing commercially-zoned parcels that are located along Edsall Road between Bren Mar Drive and Indian Run Parkway. The portion that is near the intersection of Bren Mar Drive and Edsall Road, parcels 81-1((1))7A and 7D, is a part of the Beltway South Industrial Area and is identified as Land Unit F. Land Unit F is planned for retail use and has an option for residential use up to 30-40 du/ac, as shown in the Land Unit F specific language in the Beltway South Industrial Area section of the Annandale Planning District.

3. The vacant tract south of the Bren Mar Subdivision, between Indian Run and the industrially-zoned tract to the west, (Tax Map 81-1((1))9, is zoned for industrial use. Approximately ten acres of the tract is in floodplain, which may present significant environmental constraints to development. This portion of the tract is planned to be left in a natural state. Active recreational uses would be suitable on the remaining acreage.

4. The tract of land north of Edsall Road, west of the City of Alexandria and south of I-395, is planned for residential development at 2 to 2.5 dwelling units per acre to be compatible with the adjacent Bren Mar Park neighborhood and in recognition of environmental and access constraints. As an option, residential development at a density of 2.5 to 5 units per acre may be appropriate if the following conditions are met:

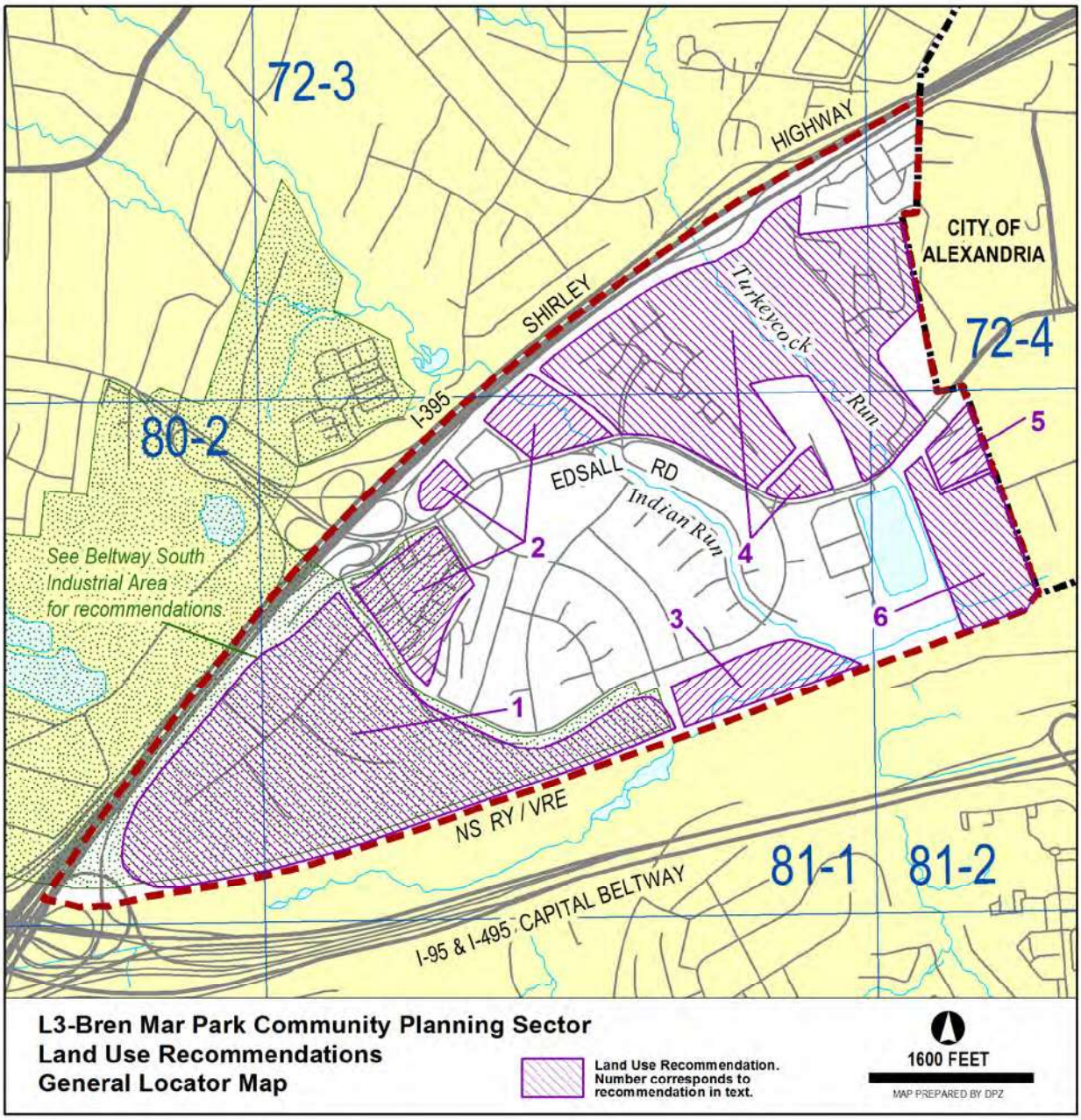
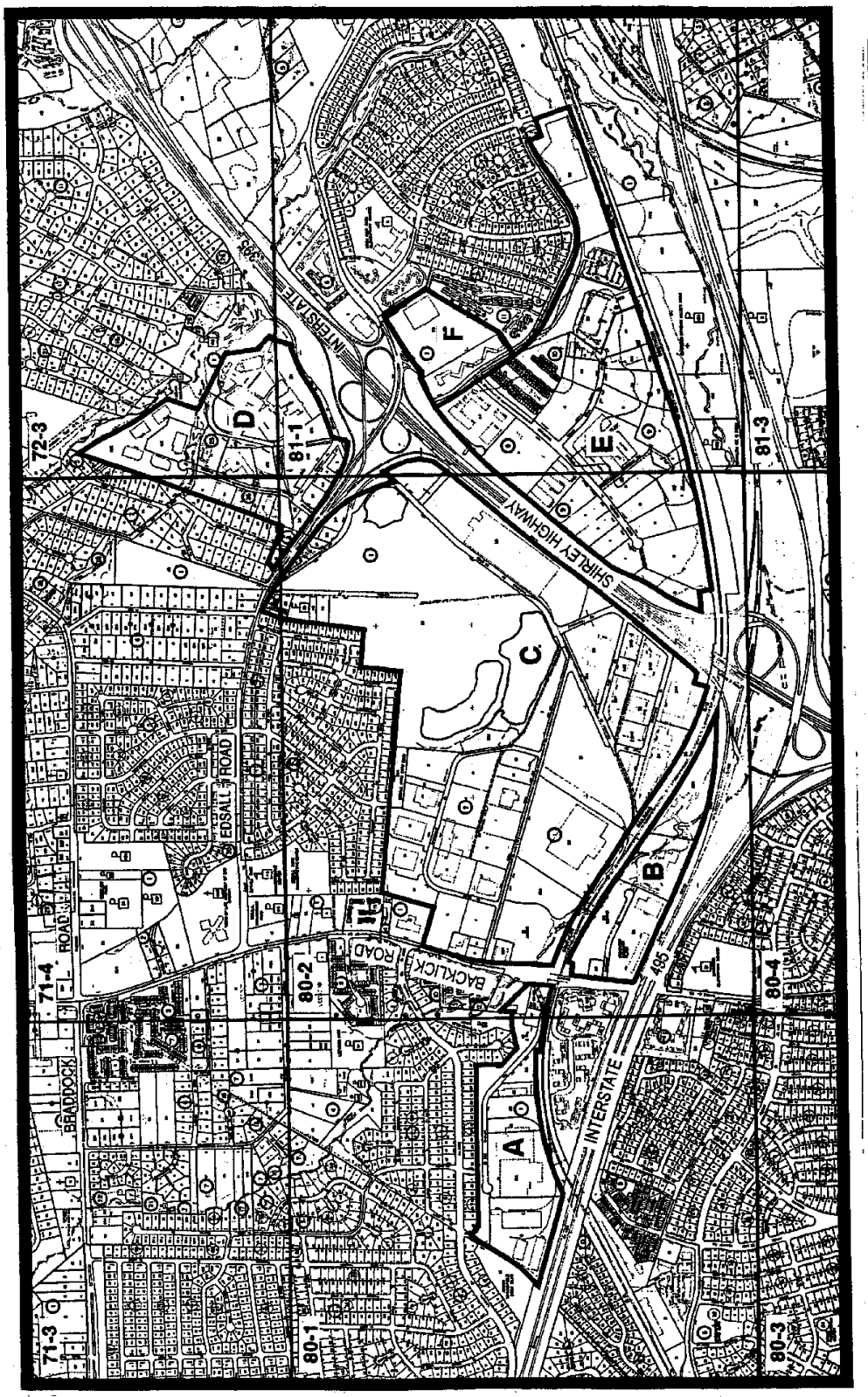

72-3
HIGHWAY
CITY OF ALEXANDRIA
SHIRLEY
Turkeycock Run
72-4
I-395
80-2
5
EDSALL RD
Indian Run
2
4
See Beltway South Industrial Area for recommendations
3
6
1
NS RY / VRE
81-1
81-2
I-95 & I-495 CAPITAL BELTWAY
L3-Bren Mar Park Community Planning Sector
Land Use Recommendations
General Locator Map
Land Use Recommendation. Number corresponds to recommendation in text.
1600 FEET
MAP PREPARED BY DPZ

FIGURE 15



BELTWAY SOUTH INDUSTRIAL AREA
LAND UNITS

Note: See the Annandale Planning District for recommendations pertaining to Land Units A-D of the Beltway South Industrial Area.

FIGURE 16

- Parcels remain substantially consolidated;
- The project is well designed, has a mix of housing types that is sensitive to the environmental constraints of the site is provided;
- Preserve heritage resources;
- Maximize environmental protection of slopes and floodplains; minimize the visual impact on the Bren Mar Park and Landmark Mews communities; and
- Dedicate approximately 70 acres of undisturbed land along Turkeycock Run, and other areas adjacent to the residential development, to the Fairfax County Park.

Authority to develop a community park with passive and active recreation facilities. That portion of Parcel 17 adjacent to Bren Mar Park is to be included in the dedication.

5. The tract along the south side of Edsall Road, immediately west of the Alexandria City line, is planned for office use up to .25 FAR and building heights not to exceed 45 feet to minimize the visual impact on adjacent residential areas. As an option, this area may develop as residential use at 5-8 du/ac if the following conditions are met:

   - Full consolidation of Parcels 81-2((2))4, 5, and 6;
   - Provision of appropriate screening/buffering to adjacent nonresidential uses; and
   - Height of structures not to exceed 45 feet.

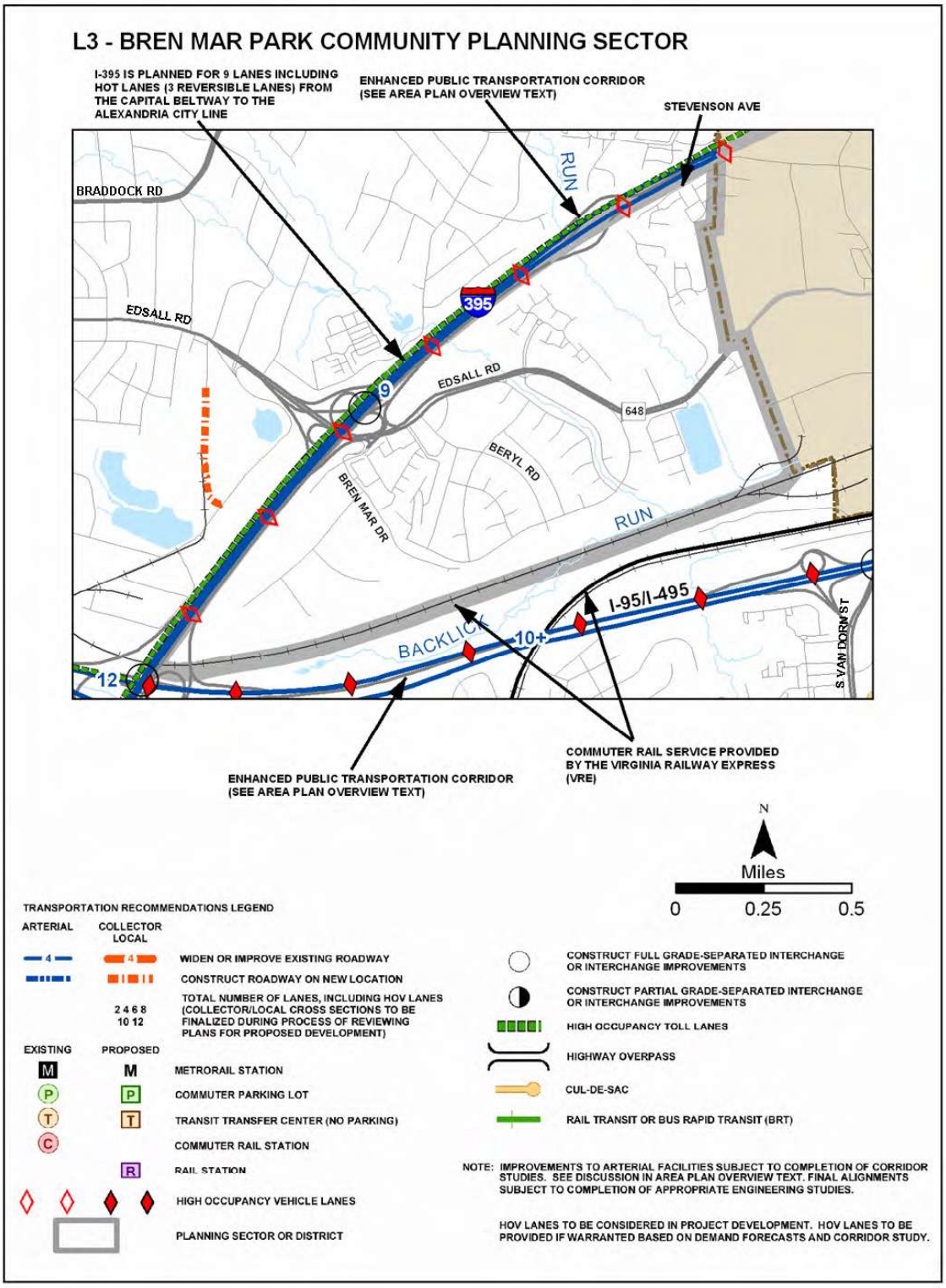
6. The 34-acre Plaza 500 tract on Edsall Road is planned for light industrial and warehousing uses up to .50 FAR.

Transportation

Transportation recommendations for this sector are shown on Figure 17. In some instances, site-specific transportation recommendations are included in the land use recommendations section. The figures show access orientation, circulation plans, interchange impact areas and generalized locations of proposed transit facilities. The recommendations contained in the Area Plan text and maps, the Policy Plan and Transportation Plan map, policies and requirements in the Public Facilities Manual, the Zoning Ordinance and other standards will be utilized in the evaluation of development proposals.

Heritage Resources

Any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources that are found. In those areas where significant heritage resources have been recorded, an effort should be made to preserve them. If preservation is not feasible, then, in accordance with countywide objectives and policies as cited in the Heritage Resources section of the Policy Plan, the threatened resource should be thoroughly recorded and in the case of archaeological resources, the artifacts recovered.



TRANSPORTATION RECOMMENDATIONS **FIGURE 17**

Parks and Recreation

Figure 18 addresses park and recreation recommendations for this sector. The column "Park Classification" includes existing park facilities. The "Recommendations" column includes entries for both existing and proposed facilities. Prior to developing parkland, the Fairfax County Park Authority initiates a master planning process to determine the appropriate facilities and design for that park. This process involves extensive citizen review and participation. If an existing park is listed but no recommendation appears on that line, it means the park has been developed in accordance with its master plan.

Trails and Bicycle Facilities

Trails planned for this sector are delineated on the 1”:4,000’ Countywide Trails Plan Map which is referenced as Figure 2 in the Transportation element of the Policy Plan and is available from the Department of Transportation. Trails in this sector are an integral part of the overall county system. While some of the segments have already been constructed, the Countywide Trails Plan Map portrays the ultimate system for the sector and the county at large. In addition, the map specifies a classification for each segment, which represents the desired ultimate function and surface type of the trail. Specific construction requirements are detailed in the Public Facilities Manual.

Bicycle Facilities for this sector are delineated on the 1”:4000’ Countywide Bicycle Network Map which is referenced as Figure 3 in the Transportation element of the Policy Plan and is available from the Department of Transportation.

County of Fairfax, Virginia

MEMORANDUM

DATE: November 11, 2015

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

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

SUBJECT: **ENVIRONMENTAL ASSESSMENT** for: **PCA 74-5-158-3**
Monticello Mews, Section 2

This memorandum, prepared by John R. Bell, includes citations from Comprehensive Plan that provide guidance for the evaluation of the subject Proffered Condition Amendment (PCA) as revised through October 27, 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 general conformance with Plan policies.

The Comprehensive Plan is the basis for the evaluation of this application; the applicable environmental recommendations of the Comprehensive Plan may be found at the end of this report.

ANALYSIS

This analysis identifies 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.

Environmental Quality Corridor and Resource Protection Area

The subject property includes a Resource Protection Area (RPA) and Environmental Quality Corridor (EQC) for a portion of Turkeycock Run. Both the RPA and EQC limits are depicted on the latest plans. The plans note that a portion of this area will be dedicated as a conservation easement, which will be held by Fairfax County for water quality purposes. The applicant has also committed to some restoration efforts in this area as determined by the Urban Forestry Management Division (UFMD) and Department of Public Works and Environmental Services (DPWES).

In staff's view, the applicant has provided a design which adequately protects both the EQC and RPA, in keeping with Comprehensive Plan policies.

Stormwater Management

The plans depict a stormwater management pond which will serve the proposed development and outfall directly into Turkeycock run. Additionally, the applicant will employ reforestation, a conservation easement and a privately maintained underground detention vault to meet the water quantity and quality control measures 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).

Green Building Practices

The applicant has provided a commitment to attain either Earthcraft House or the National Green Building Standard (NGBS) using the Energy Star Qualified Homes path for energy performance. These two options are consistent with Comprehensive Plan guidance based on previously approved applications.

Problem Soils

The subject property consists of a variety of fill materials from undetermined origin which has the potential to result in a variety of stability concerns for the proposed structures. In order to address this concern, the applicant has proffered to submit a geotechnical study or revision to a previously approved study for review and approval by the Fairfax County Geotechnical Review Board (GRB). The study and the recommendations of the GRB will be used to determine any measures required to ensure the overall stability of soils and proposed structures. In conjunction with this concern, the applicant has indicated that none of the proposed structures will include basement areas.

COMPREHENSIVE PLAN CITATIONS:

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. . . .
Policy c.	Minimize the application of fertilizers, pesticides, and herbicides to lawns and landscaped areas through, among other tools, the

development, implementation and monitoring of integrated pest, vegetation and nutrient management plans.

Policy d. Preserve the integrity and the scenic and recreational value of EQCs. . . .

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

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

In the Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on page 10, the Plan states:

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

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

In the Fairfax County Comprehensive, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on page 14 – 17, the Plan states:

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

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

- Habitat Quality: The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest. This may include: habitat for species that have been identified by state or federal agencies as being rare, threatened or endangered; rare vegetative communities; unfragmented vegetated areas that are large enough to support interior forest dwelling species; and aquatic and wetland breeding habitats (i.e., seeps,

vernal pools) that are connected to and in close proximity to other EQC areas.

....

- Hydrology/Stream Buffering/Stream Protection: The land provides, or could provide, protection to one or more streams through: the provision of shade; vegetative stabilization of stream banks; moderation of sheet flow stormwater runoff velocities and volumes; trapping of pollutants from stormwater runoff and/or flood waters; flood control through temporary storage of flood waters and dissipation of stream energy; separation of potential pollution sources from streams; accommodation of stream channel evolution/migration; and protection of steeply sloping areas near streams from denudation.

- Pollution Reduction Capabilities: Preservation of this land would result in significant pollutant reductions. Water pollution, for example, may be reduced through: trapping of nutrients, sediment and/or other pollutants from runoff from adjacent areas; trapping of nutrients, sediment and/or other pollutants from flood waters; protection of highly erodible soils and/or steeply sloping areas from denudation; and/or separation of potential pollution sources from streams.

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

- All 100 year flood plains as defined by the Zoning Ordinance;

- All areas of 15% or greater slopes adjacent to the flood plain, or if no flood plain is present, 15% or greater slopes that begin within 50 feet of the stream channel;

- All wetlands connected to the stream valleys; and
- All the land within a corridor defined by a boundary line which is 50 feet plus 4 additional feet for each % slope measured perpendicular to the stream bank. The % slope used in the calculation will be the average slope measured within 110 feet of a stream channel or, if a flood plain is present, between the flood plain boundary and a point fifty feet up slope from the flood plain. This measurement should be taken at fifty foot intervals beginning at the downstream boundary

of any stream valley on or adjacent to a property under evaluation.

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

The following efforts within EQCs support the EQC policy and should be encouraged:

- Stream stabilization and restoration efforts where such efforts are needed to improve the ecological conditions of degraded streams. Natural channel design methods should be applied to the greatest extent possible and native species of vegetation should be used.

- Replanting efforts in EQCs that would restore or enhance the environmental values of areas that have been subject to clearing; native species of vegetation should be applied.

- Wetland and floodplain restoration efforts.

- Removal of non-native invasive species of vegetation from EQCs to the extent that such efforts would not be in conflict with county ordinances; such efforts should be pursued in a manner that is least disruptive to the EQCs.

Other disturbances to EQCs should only be considered in extraordinary circumstances and only where mitigation/compensation measures are provided that will result in a clear and substantial net environmental benefit. In addition, there should be net benefits relating to most, if not all, of the EQC purposes listed above that are applicable to the proposed disturbances…."

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

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

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

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way…."

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 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...."

In the Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on page 12, the Plan states:

Objective 6: **Ensure that new development either avoids problem soil areas, or implements appropriate engineering measures to protect existing and new structures from unstable soils.**

Policy a: Limit densities on slippage soils, and cluster development away from slopes and potential problem areas.

Policy b: Require new development on problem soils to provide appropriate engineering measures to ensure against geotechnical hazards.

DMJ: JRB

APPENDIX 9

RESIDENTIAL DEVELOPMENT CRITERIA

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

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

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

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

1. Site Design:

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

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

b) *Layout:* The layout should:

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

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

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

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

2. Neighborhood Context:

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

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

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

3. Environment:

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

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

b) *Slopes and Soils:* The design of developments should take existing topographic conditions and soil characteristics into consideration.

c) *Water Quality:* Developments should minimize off-site impacts on water quality by commitments to state of the art best management practices for stormwater management and better site design and low impact development (LID) techniques.

d) *Drainage:* The volume and velocity of stormwater runoff from new development should be managed in order to avoid impacts on downstream properties. Where drainage is a particular concern, the applicant should demonstrate that off-site drainage impacts will be mitigated and that stormwater management facilities are designed and sized appropriately. Adequate drainage outfall should be verified, and the location of drainage outfall (onsite or offsite) should be shown on development plans.

e) *Noise:* Developments should protect future and current residents and others from the adverse impacts of transportation generated noise.

f) *Lighting:* Developments should commit to exterior lighting fixtures that minimize neighborhood glare and impacts to the night sky.

g) *Energy:* Developments should use site design techniques such as solar orientation and landscaping to achieve energy savings, and should be designed to encourage and facilitate walking and bicycling. Energy efficiency measures should be incorporated into building design and construction.

4. Tree Preservation and Tree Cover Requirements:

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

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

5. Transportation:

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

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

- Capacity enhancements to nearby arterial and collector streets;
- Street design features that improve safety and mobility for non-motorized forms of transportation;
- Signals and other traffic control measures;
- Development phasing to coincide with identified transportation improvements;
- Right-of-way dedication;
- Construction of other improvements beyond ordinance requirements;
- Monetary contributions for improvements in the vicinity of the development.

b) *Transit/Transportation Management:* Mass transit usage and other transportation measures to reduce vehicular trips should be encouraged by:

- Provision of bus shelters;
- Implementation and/or participation in a shuttle bus service;
- Participation in programs designed to reduce vehicular trips;
- Incorporation of transit facilities within the development and integration of transit with adjacent areas;
- Provision of trails and facilities that increase safety and mobility for non-motorized travel.

c) *Interconnection of the Street Network: Vehicular connections between neighborhoods should be provided, as follows:*

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

- The number and length of long, single-ended roadways should be minimized;
- Sufficient access for public safety vehicles should be ensured.

d) *Streets:* Public streets are preferred. If private streets are proposed in single-family detached developments, the applicant shall demonstrate the benefits for such streets. Applicants should make appropriate design and construction commitments for all private streets so as to minimize maintenance costs which may accrue to future property owners. Furthermore, convenience and safety issues such as parking on private streets should be considered during the review process.

e) *Non-motorized Facilities:* Non-motorized facilities, such as those listed below, should be provided:

- Connections to transit facilities;
- Connections between adjoining neighborhoods;
- Connections to existing non-motorized facilities;
- Connections to off-site retail/commercial uses, public/community facilities, and natural and recreational areas;
- An internal non-motorized facility network with pedestrian and natural amenities, particularly those included in the Comprehensive Plan;
- Offsite non-motorized facilities, particularly those included in the Comprehensive Plan;
- Driveways to residences should be of adequate length to accommodate passenger vehicles without blocking walkways;
- Construction of non-motorized facilities on both sides of the street is preferred. If construction on a single side of the street is proposed, the applicant shall demonstrate the public benefit of a limited facility.

f) *Alternative Street Designs:* Under specific design conditions for individual sites or where existing features such as trees, topography, etc. are important elements, modifications to the public street standards may be considered.

6. Public Facilities:

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

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

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

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

7. Affordable Housing:

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

a) *Dedication of Units or Land:* If the applicant elects to fulfill this criterion by providing affordable units that are not otherwise required by the ADU Ordinance: a maximum density of 20% above the upper limit of the Plan range could be achieved if 12.5% of the total number of single-family detached and attached units are provided pursuant to the Affordable Dwelling Unit Program; and, a maximum density of 10% or 20% above the upper limit of the Plan range could be achieved if 6.25% or 12.5%, respectively of the total number of multifamily units are provided to the Affordable Dwelling Unit Program. As an alternative, land, adequate and ready to be developed for an equal number of units may be provided to the Fairfax County Redevelopment and Housing Authority or to such other entity as may be approved by the Board.

b) *Housing Trust Fund Contributions:* Satisfaction of this criterion may also be achieved by a contribution to the Housing Trust Fund or, as may be approved by the Board, a monetary and/or in-kind contribution to another entity whose mission is to provide affordable housing in Fairfax County, equal to 0.5% of the value of all of the units approved on the property except those that result in the provision of ADUs. This contribution shall be payable prior to the issuance of the first building permit. For for-sale projects, the percentage set forth above is based upon the aggregate sales price of all of the units subject to the contribution, as if all of those units were sold at the time of the issuance of the first building permit**,** and is estimated through comparable sales of similar type units. For rental projects, the amount of the contribution is based upon the total development cost of the portion of the project subject to the contribution for all elements necessary to bring the project to market, including land, financing, soft costs and construction. The sales price or development cost will be determined by the Department of Housing and Community Development, in consultation with the Applicant and the Department of Public Works and Environmental Services. If this criterion is fulfilled by a contribution as set forth in this paragraph, the density bonus permitted in a) above does not apply.

8. Heritage Resources:

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

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

a) Protect heritage resources from deterioration or destruction until they can be documented, evaluated, and/or preserved;

b) Conduct archaeological, architectural, and/or historical research to determine the presence, extent, and significance of heritage resources;

c) Submit proposals for archaeological work to the county for review and approval and, unless otherwise agreed, conduct such work in accordance with state standards;

d) Preserve and rehabilitate heritage resources for continued or adaptive use where feasible;

e) Submit proposals to change the exterior appearance of, relocate, or demolish historic structures to the Fairfax County Architectural Review Board for review and approval;

f) Document heritage resources to be demolished or relocated;

g) Design new structures and site improvements, including clearing and grading, to enhance rather than harm heritage resources;

h) Establish easements that will assure continued preservation of heritage resources with an appropriate entity such as the county's Open Space and Historic Preservation Easement Program; and

i) Provide a Fairfax County Historical Marker or Virginia Historical Highway Marker on or near the site of a heritage resource, if recommended and approved by the Fairfax County History Commission.

ROLE OF DENSITY RANGES IN AREA PLANS

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

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

County of Fairfax, Virginia

MEMORANDUM

DATE: December 18, 2015

TO: Kelly M. Atkinson, AICP, Senior Coordination Planner
Zoning Evaluation Division
Department of Planning and Zoning

FROM: UKS Kanthan Siva, P.E., Staff Coordinator, Geotechnical Review Board (GRB)
Chief Geotechnical Engineer, Site Development and Inspection Division,
Department of Public Works and Environmental Services

SUBJECT: Proffered Condition Amendment PCA 74-5-158-03
Monticello Mews Section 2, Phase 2, Tax Map Number; 081-2 ((1)) 008A;
Mason District

The GRB has reviewed the Generalized Development Plan (GDP) prepared by VIKA, Incorporated (dated September 21, 2015) and the preliminary geotechnical report prepared by ECS Mid-Atlantic, LLC (dated October 8, 2015) for proffered condition amendment number PCA 74-5-158-03. The report is preliminary since its field exploration, engineering evaluation, analyses and recommendations were based on the GDP which approximately depicts the anticipated layout of the proposed development, without the benefit of proposed grades.

The site was apparently mined for sand and gravel from the 1960's through mid 1970's, and backfilled with uncontrolled materials. As a result of its prior use, unusual subsurface conditions consisting of soft, high-moisture and very-deep sediments and fill soils exist across most portions of the site. The preliminary geotechnical report has correspondingly proposed non-typical recommendations for the support of the proposed townhouses and site improvements. For example, a significant portion of the site is proposed to be surcharged to compress some of the underlying soils; the townhouses are proposed to be supported on deep foundations extended through the soft sediments & fill soils at final estimated depth of 45 to 55 feet; etc.

Based on a review of the GDP and the preliminary geotechnical report, the GRB feels that the proposed PCA (project) generally appears feasible from a geotechnical standpoint, with the exception of the proposed Stormwater Management (SWM) pond. As with other projects with challenging subsurface conditions, a final geotechnical report should be prepared based on the final grading plan and submitted to DPWES for review. The SWM pond may also be feasible but it just wasn't demonstrated or evaluated to be so in the preliminary report. Opinion letters from individual GRB members are attached at the end of this memo.

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 703-324-1877 • FAX 703-324-8359

In summary, the following suggestions are offered for the PCA application:

1. Have a proffer or development condition that requires the submission of a final geotechnical report to GRB through DPWES, and that the recommendations of the GRB shall be implemented. This should serve well to the nearby communities, the owner and the county.

2. The final report should be prepared based on the final site grading plan. Additional field exploration, laboratory testing and engineering analyses may be needed to complete the report.

3. The December 17, 2015 suggestions & comments arising from the review of the preliminary geotechnical report should also be considered during the preparation of the final report. A copy of the suggestions issued to the applicant's geotechnical consultant is attached at end of this memo.

4. Suggestion #1 (from December 17, 2015) was to evaluate the feasibility of the SWM pond and the long-term stability of its embankment, as a result of very deep & soft underlying sediments & fill-soils, etc. While the burden of demonstrating this is on the applicant, it may be efficient for the applicant's consultant/s to at least perform the feasibility evaluation prior to the current PCA approval. Otherwise the applicant may need another amendment to the PCA.

Attachments: Response from GRB Member 1
Response from GRB Member 2
Response from GRB Member 3

Fairfax County DPWES letter dated December 17, 2015

cc: Jack Weyant, Director, Site Development and Inspections Division, DPWES
Bijan Sistani, P.E., SDID South Branch Chief, DPWES
GRB members Dan Rom, P.E., James Collin, Ph.D., P.E., and Robert Scheller, P.E.
Geotechnical File

GRB Member #1

November 23, 2015

Mr. Kanthan Siva, P.E.
Chief Geotechnical Engineer
Environmental and Facilities Review Division
Office of Site Development Services
Department of Public Works and Environmental Management
Fairfax County, VA

Reference: Geotechnical Report for Monticello Mews Section 2 Phase 2
Project # 3759-SR-004-1

Dear Kanthan:

In accordance with your memorandum dated October 20, 2015, I have reviewed the following materials:

1.) *Subsurface Exploration and Geotechnical Engineering Analysis, Monticello Mews, Section 2, Phase 2, Alexandria, VA*, prepared by ECS Mid-Atlantic, dated October 8, 2015.

2.) Letter by ECS reference: *Summary of Geotechnical Revisions and Confirmation of Successful Surcharging Monticello Mews, Section 2,* dated September 9, 2015.

3.) Fairfax County e-mail dated September 17, 2015.

4.) Generalize Site Grading Plan, by VIKA, dated September 21, 2015

Per Fairfax County's request this review was performed to evaluate if it is possible to develop the site based on the geotechnical conditions present. It is my opinion that the geotechnical conditions at the site can be adequately addressed to allow development of the site. The proposed preliminary ground improvement recommended by ECS in conjunction with a deep foundation system appears to address these geotechnical challenges. However, further refinement of the geotechnical recommendations from ECS will be required as the plans for the developed are finalized.

If you have any questions concerning the above information please do not hesitate to contact me.

Sincerely,

James G. Collin, PH.D., P.E.

GRB Member #2

November 8, 2015

County of Fairfax
Dept of Public Works & Environmental Services
Land Development Services
Attn: Mr. Kanthan Siva, P.E.
12055 Government Center Parkway, Suite No. 535
Fairfax, Virginia 22035-5503

Re: Monticello Mews Section 2 - Phase 2
3759-SR-004-1/PCA 74-5 -158-03
Alexandria, Virginia

Dear Mr. Siva:

In accordance with your request, I have reviewed Revision No. 1 to the Preliminary Report of Subsurface Exploration and Geotechnical Engineering Analysis for the unbuilt portion of the previously approved project. Section 2, Phase 2, will involve the construction of a townhouse development. The final geometric configuration and the site plan are to be determined, and the geotechnical report, by ECS Mid-Atlantic, LLC, will require updating when the project proceeds to the next level of development.

The proposed construction will overlie the abandoned concrete truck washout area from operations that took place in the 1970's. As such, the site is underlain by materials "with the consistency of toothpaste" which are commonly referred to "slimes" in the mining industry. ECS has satisfactorily characterized the subsurface conditions with soil borings, CPT testing, and laboratory study, and proposes that the area be surcharged along with wick drain installation to facilitate and enhance the settlement of the compressible slimes.

The design concept proposed by ECS is feasible from a geotechnical engineering perspective. Prior to approval it will be necessary for ECS to prepare a final geotechnical report with specific recommendations based on the engineered design. Although the concept is feasible, the following three items should be addressed in future geotechnical reports:

1. On page 3 of the report, ECS characterized the slimes as "cohesive silts and clays." The slimes may or may not be cohesive, but are more appropriately classified as "fine-grained" which does not necessarily imply that the materials have significant cohesive strength.

2. On page 18 of the report, under the heading "Temporary and Permanent Slopes", ECS should provide a maximum permissible height for temporary slopes.

3. On page 21, ECS should provide a maximum tolerable differential settlement limit between ground-supported floor slabs and building walls.

I have no objections to the project concept, from the standpoint of geotechnical engineering considerations; however, the three items identified above should be addressed. If you have any questions regarding the above, please call.

Sincerely,

Daniel S. Rom

Daniel S. Rom
Commonwealth of Virginia No. 12511

GRB Member #3

November 8, 2015

Mr. Kanthan Siva, P.E.
Site Development and Inspections Division
Department of Public Works and Environmental Services
12055 Government Center Parkway, Suite 444
Fairfax, Virginia 22035-5503

Re: Preliminary Geotechnical Report for Monticello Mews, Section 2, Phase II
County Submission/PCA #3759-SR-004-1/PCA 74-5-158-03

Dear Mr. Siva,

As requested, I have reviewed the "Revision No 1 Preliminary Report of Subsurface Exploration and Geotechnical Engineering Analysis Monticello Mews, Section Two, Phase II, dated October 8, 2015" and a Generalized Development Plan and Proffered Condition Amendment Plan by VIKA dated September 21, 2015 and offer the following comments:

- How much settlement is expected before the surcharge load can be removed? I realize the consultant will be reviewing the settlement logs but I would expect the settlement to continue for a long time.
- A four feet surcharge (approximately 500 psf) does not appear sufficient to compress the "tooth paste". I realize the wick drains will help but the settlement might take a long time with this small a surcharge.

Based on these comments, I do not recommend approval of the revised geotechnical report at this time.

Respectfully submitted,

Robert F. Scheller, P.E.
Fairfax County GRB Member

County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

DEC 1 7 2015

James R. Carpenter, P.E.
ECS Mid-Atlantic, LLC
14026 Thunderbolt Place
Suite 100
Chantilly, Virginia 20151

Reference: Preliminary Geotechnical Report for Monticello Mews Section 2, Phase 2, Project # 3759-SR-004-1 & PCA 74-5-158-3, Tax Map #081-2 ((1)) 008A, Mason District, Type: Residential

Dear Mr. Carpenter:

The referenced preliminary geotechnical report dated October 8, 2015, prepared on behalf of Della Ratta, Inc. and with your Project Number 01:4509-G, has been reviewed by the Geotechnical Review Board (GRB) and Site Development and Inspections Division (SDID). The report was submitted in partial support of proposed proffered condition amendment (number PCA 74-5-158-3) as depicted on the generalized development plan (GDP) prepared by VIKA, Incorporated dated September 21, 2015. The report is considered preliminary since its field exploration, engineering evaluation, analyses and recommendations were based on the GDP without proposed grading and final details.

Based on the review of the preliminary report and the GDP, the project generally appears feasible from a geotechnical standpoint. But there are some issues that should be addressed during the final engineering-design phase, as listed below. Depending on the outcome of the PCA application, a site grading plan will be developed and a final supporting geotechnical report should be prepared for review by the GRB. The final report should also be in accordance with the Public Facilities Manual (PFM), and should address the following preliminary comments & suggestions:

1. The feasibility of the Stormwater Management (SWM) pond has not been evaluated in the preliminary report. Due to deep (approximately 40 feet), soft and wet underlying soils, the feasibility of the pond and long-term stability of its embankment should be evaluated. Final field exploration, slope analysis and recommendations should be provided, per Public Facilities Manual (PFM) section 6-1605.

2. Clarify the 2' and 4' proposed surcharge height above proposed grades across structural areas (pages 14, 15, etc. of report) especially in areas where the existing grades will be more than 2 feet below the proposed grades. The height/s are likely minimums, and controlled fill may need to be higher than 2 feet when the proposed grades are well above existing grades.

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3. The approximate horizontal limits of the phased surcharging program on a plan view should be included in the final report. The phasing may need to consider the difference between the existing and proposed grades, haul volumes, instrumentation locations, proposed utilities, etc.

4. How much settlement is expected before the surcharge load can be removed? Also, a discussion of the time expected for primary consolidation to be nearing completion may be useful for planning purposes.

5. An instrumentation plan, showing the approximate location of settlement and pore-pressure measuring devices, should be developed and included with the final report. The results of monitoring of the surcharging operations should be submitted to DPWES for approval prior to removal of surcharge from each phase.

6. One recommended option for the townhouse floor slabs is for their design as grade-supported, after surcharging and/or partial subgrade improvement (page 21). The final report should provide a maximum tolerable differential settlement limit between ground-supported floor slabs and building walls that are supported on helical piers or hollow micro-piles.

7. Discussion should be provided as to who will maintain the proposed utility lines, such as storm sewer, sanitary sewer, water mains, etc. With only partial subgrade improvement and the deep, soft and wet subgrade conditions, total and differential settlements are anticipated to be higher than normal and potential maintenance cycles may not be typical. It may be advisable to discuss and get preliminary approval of the recommended partial-earthwork improvement for the support of the utilities with their future owners. Also, clarify if utilities proposed outside of structural areas (such as storm sewers between townhouse buildings) will be supported using the same recommendation on pages 21-23 of report.

If you have any questions, please contact me at 703-324-1720.

Sincerely,

Kanthan Siva

Umakanthan Sivapalarasah, P.E.
Chief Geotechnical Engineer
Site Development and Inspections Division (SDID)
Herrity Building, Suite 535

cc: John F. Amatetti, P.E., VIKA, Incorporated
Joseph E. Brimmer, Della Ratta, Inc.
Bijan Sistani, P.E., Chief, South Branch, SDID, LDS, DPWES
Geotechnical File

County of Fairfax, Virginia

MEMORANDUM

DATE: October 30, 2015

TO: Kelly Atkinson, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Application # PCA 74-5-158-03(DRW, Inc.); Tax Map #081-2-01-0008A; Mason District

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

According to the applicant this activity qualifies for the time limit because they have acquired initial state permit prior to July 1, 2014 and shall be conducted in accordance with technical criteria in Article 5.

Chesapeake Bay Preservation Ordinance (CBPO)
Resource Protection Area 1993 is present on this site. RPA encroachment was proposed for sanitary sewer, storm sewer outfall and 8' bike trail. Water quality impact assessment will be required to mitigate the impact due to the storm sewer outfall. RPA delineation is also required per LT 08-12.

Floodplain
There is a FEMA regulated floodplain on this site. An engineering study of flood plain to delineate 100-yr flood boundary may be required per ZO 2-901. Use of existing flood hazard data to delineate floodplain boundaries shall be per technical bulletin 12-03.
If there is any encroachment or land disturbance proposed within the FEMA Flood Plain, a floodplain use determination shall be required from SDID. ZO 2-902

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Land Development Services, Site Development and Inspections Division
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Downstream Drainage Complaints
There is no storm water complaint on file within the property.

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

Water Quality Control
Water quality controls must be satisfied for this development (PFM 6-0401.2). The plan indicates that enhanced extended dry pond, conservation area, reforestation will be used to meet water quality requirements. The applicant has used Occoquan method and shown that 40.7% of post development phosphorous will be removed which meets the water quality control requirements of PFM.

BMP sizing computations, setbacks and construction specifications shall be provided/reviewed during site plan review.

Stormwater Detention
Applicant has shown that the proposed pond will be utilized to detain post development runoff in such a way that the post development peak release from the site for the 2yr and 10-yr storm will be less than that of the predevelopment condition. This will satisfy the detention requirements of PFM.

Downstream Drainage System
According to the applicant, Runoff from this site will be conveyed to the proposed detention pond through closed storm sewer system. The pond outfall will ultimately discharge into the Turkey Run. The drainage area of turkey run at the confluence point with the outfall is 1880 acres which is 100 times the drainage area of the site.

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

County of Fairfax, Virginia

MEMORANDUM

DATE: November 2, 2015

TO: Kelly Atkinson, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Nicholas Drunasky, Urban Forester II
Forest Conservation Branch, UFMD

SUBJECT: Monticello Mews Section 2, Phase II, PCA 74-S-0158-03

The site is located within the "Bren Mar Park Community Planning Sector" of the "Lincolnia Planning District" and consists of an existing six story multi-family condominium unit building covering approximately four acres of land. Existing vegetation (black locusts, sycamore, ash, black cherry, Bradford pear) consists of trees within the resource protection area of Turkey Cock Run stream valley corridor. Transitional screening landscaping exists along the entire western side of the property. Other landscaping includes trees within the median, nursery stock and seedlings planted to reforest a large portion of the site on the northern side of the existing residential building as provided to fulfill a proffer number three with site plan 3759-SPV-06-H-3.

This review is based on the Proffered Condition Amendment Application PCA 74-5-158-3 stamped as "Received Department of Planning & Zoning, October 27, 2015."

1. **Comment:** The amount of 10-year tree canopy that has been specified in the call-outs on sheet C-4 for the landscape trees that were provided with the site plan revision 3759-SPV-006-H-1 within the western transitional screening area appear to be larger than what was specified with Revision H, which is unclear how that is possible. It is highly unlikely that these trees have grown since they were planted a little over a year ago.

   Recommendation: The amount of 10-year tree canopy that has been specified in the call-outs on sheet C-4 for the landscape trees that have been provided with site plan revision 3759-SPV-006-H-1 within the western transitional screening area should be revised to reflect the amount of canopy provided through landscaping with Revision H.

   In addition, tables 12.3 and 12.10 should be revised to reflect changes made to the EVM.

2. **Comment:** It appears on sheet C-4 that the limits of clearing and grading are not complete as shown on sheet C-5 and it appears that 10-year canopy is being claimed to some existing landscaping that will be removed for the installation of sidewalk and three parking spaces with turn around between townhouse lots 37 and 102.

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12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 711, Fax: 703-653-9550
www.fairfaxcounty.gov/dpwes

Recommendation: The limits of clearing and grading should be connected on sheet C-4 in the area between lots 37 and 102 and the key and symbol specifying where 10-year canopy credit is being claimed for existing landscape trees within that area should also be revised to not claim credit for trees being removed.

In addition, tables 12.3 and 12.10 should be revised to reflect changes made.

3. **Comment:** Proffer number 26 states that "Development shall generally conform to the limits of clearing and grading shown on the GDP, subject to changes due to final engineering and design as specified in these Proffers and approved by UFMD," which would allow for trees to potentially be removed.

   Recommendation: Proffer number 26 should be revised to state "The Applicant shall conform strictly to the limits of clearing and grading as shown on the SE Plat, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the SE Plat, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities."

4. **Comment:** A site monitoring proffer has not been listed, which will be necessary so it is clear that tree preservation activities, invasive species removal, and landscaping is all done in a timely fashion to keep the project moving forward and avoid delays during bond release.

   Recommendation: The following proffer language should be added:
   Site Monitoring: "During any clearing or tree/vegetation on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as conditioned and as approved by the UFMD. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation development conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD."

5. **Comment:** Proffer number 24 for the landscape plan states "Actual types, quantities and species of vegetation shall be determined pursuant to more detailed landscape plans submitted at the time of site plan." However, it appears that this may potentially allow for the applicant to provide less landscaping as long as they still meet the 10-year canopy requirement. The applicant has listed a range of species that would be acceptable, but we would not require exactly those species to be provided, but we would expect those quantities of each category species to be provided at site plan.

Recommendation: Proffer number 24 should be revised to state that "Quality and quantity of landscaping provided shall be in substantial conformance with the PCA Plat."

If you have any questions, please feel free to contact me at 703-234-1770.

NJD/

UFMDID #: 200620

cc: DPZ File

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County of Fairfax, Virginia

MEMORANDUM

DATE: November 3, 2015

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Michael A. Davis, Acting Chief
Site Analysis Section, DOT

SUBJECT: Transportation Impact

REFERENCE: PCA 74-5-158-03: DRW, Inc.
Tax Map: 81-2 ((1)) 8A

This department has reviewed the PCA plat and draft proffers dated October 27, 2015. We have the following comments.

Warrant Analysis

- Two outstanding issues remain with the analysis. The potential impact of these changes may result in the warrant of a right-turn lane into the development. As such, if a right-turn lane is warranted, the applicant should be responsible for constructing the turn lane and providing a proffer for this improvement.

GDP/PCA Plan Comments

- The right-of-way dedication area west of the property entrance is insufficient to accommodate the recommended 10-ft wide pedestrian facility and a future 5-ft on-road bike lane.
- The applicant should construct accessible curb ramps on both sides of the crosswalk on Edsall Road since future residents of proposed development will be provided access to Bren Mar Recreation Association.
- The traffic island in the north-south unnamed private road has not been removed as discussed with the applicant on August 26, 2015.
- The overall GDP/PCA plan continues to lack integrated pedestrian circulation. Specific comments have been provided to the applicant to improve pedestrian circulation and accessibility.

Proffer Comments

- Staff has many comments on the draft proffers that are outstanding at this time. These have been provided to the applicant for review.

MAD/AY
cc: Kelly Atkinson

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DEPARTMENT OF TRANSPORTATION
4975 Alliance Drive
Fairfax, VA 22030

CHARLES A. KILPATRICK, P.E.
COMMISSIONER

November 20, 2015

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

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

Subject: PCA 1974-5-158-03 DRW, Inc. (Monticello Mews Phase 2)
Tax Map # 81-2((01))0008A
Fairfax County

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

I have reviewed the above plan submitted on November 12, 2015, and received on November 18, 2015. The following comments are offered in addition to those previously provided:

6. The outfall for the SWM facility should not be placed adjacent to the public street (Edsall Road). The outfall should be placed a few hundred feet south of Edsall Road.

7. The possible illuminated signs should be restricted to being either a backlit or downlit. No uplighting should be permitted since it can distract traffic on the public street.

cc: Ms. Angela Rodeheaver
fairfaxrezoning1974-5-158-03pca4DRWIncMonticelloMewsPh2.11-20-15BB

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION
4975 Alliance Drive
Fairfax, VA 22030

CHARLES A. KILPATRICK, P.E.
COMMISSIONER

November 5, 2015

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

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

Subject: PCA 1974-5-158-03 DRW, Inc. (Monticello Mews Phase 2)
Tax Map # 81-2((01))0008A
Fairfax County

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

I have reviewed the above plan submitted on October 28, 2015, and received on November 2, 2015. The following comments are offered:

1. The proposed parking immediately adjacent to the entrance is unacceptable. This creates conflicts with an already inferior entrance with conflict and spacing problems. With the high number of units, the parking requiring backing out of or into spaces should not be located immediately adjacent to the access to Edsall Road.

2. The interparcel access previously recommended should be a requirement to permit better functioning of the access to Edsall Road. Having all of the traffic from Phase 1 access so close to Edsall Road will create queuing, visibility and circulation problems for this site.

3. An effort to reach an agreement with the Phase 1 part of the development should be made prior to the approval of any additional units. It was very shortsighted to not have additional interparcel connections planned into the overall development from the beginning. Phase 1 units may have a difficult time exiting in the AM due to the queues from Phase 2 at the access to Edsall Road.

4. Consideration should be given to removing the median/gatehouse feature to narrow the typical section of the road to make the access at Edsall Road slightly safer by reducing the crossing distance for cars from Phase 1. The separate exiting lanes are not adequate in length.

5. I did not receive a paper copy of the proffers with this submittal.

cc: Ms. Angela Rodeheaver
fairfaxrezoning1974-5-158-03pca3DRWIncMonticelloMewsPh2.11-5-15BB

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION
4975 Alliance Drive
Fairfax, VA 22030

CHARLES A. KILPATRICK, P.E.
COMMISSIONER

January 8, 2016

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

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

Subject: PCA 1974-5-158-03 DRW, Inc. (Monticello Mews Phase 2)
Tax Map # 81-2((01))0008A
Fairfax County

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

I have reviewed the above plan submitted on December 15, 2015, and received on December 17, 2015. The following comment is offered:

1. The pedestrian crossing on Edsall Road leads into the entrance across the road. The site survey should be updated to include the entrance on the north side of Edsall Road and the crosswalk should be adjusted accordingly.

cc: Ms. Angela Rodeheaver
fairfaxrezoning1974-5-158-03pca2DRWIncMonticelloMews1-8-16BB

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 AD for SS
Park Planning Branch, PDD

DATE: June 24, 2015

SUBJECT: PCA 74-5-158-03, Monticello Mews Section Two Phase II (DRW, Inc.)
Tax Map Number: 81-2 ((1)) 8A

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated March 24, 2015 for the above referenced application and the "Option B" supplement provided on June 1, 2015. Option A proposes 108 new single family attached dwelling units on approximately 10.71 acres of land zoned as R-12. Under the current zoning entitlement, 153 additional dwellings were approved and this proposal would result in a reduction of 45 residential units. Based on an average single family attached household size of 2.76 in the Lincolnia Planning District, the development could add 299 new residents (108 new x 2.76 = 299) to the Mason Supervisory District. Option B proposes a total of 123 units at 11.48 dwelling units per acre. It proposes 106 stacked "two-over-two" multifamily units in the center of the property and 17 single family attached townhomes located around the eastern periphery overlooking Turkeycock Run stream valley. Based on an average single family attached household size of 2.76 and the average multi-family household size of 2.81 in the Lincolnia Planning District, the development could add 345 new residents (17 new x 2.76=47, 106 new x 2.81=298, 47+298=345) to the Mason Supervisory District. An 8.3-acre park located to the south of the property, Backlick Run Park was previously dedicated to the Park Authority by the Applicant.

COMPREHENSIVE PLAN GUIDANCE

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

Recommendations in the Area I Plan for both the Lincolnia Planning District and the L-3 Bren Mar Park Community Sector describe the importance of development of countywide stream valley trails. Emphasis is on public access to stream valley parks through acquisition and/or donation of conservation/trail easements on privately owned land in accordance with Fairfax County Park Authority stream valley policy. (Area I, Lincolnia Planning District Overview, L3 Bren Mar Park Community Planning Sector, Recommendations, Parks and Recreation, pp. 36-37).

Finally, text from the Lincolnia District chapter of the Great Parks, Great Communities Park Comprehensive Plan echoes recommendations in the Countywide Comprehensive Plan. Specific District chapter guidance recommends continuing to acquire and/or protect stream valleys through purchase, donation, development dedications, or conservation easements for property within the Backlick, Turkeycock Run, and Indian Run stream valleys.

ANALYSIS AND RECOMMENDATIONS

Park Needs:
Using adopted service level standards, staff has identified a need for all types of parkland in this area. Existing nearby parks (Backlick Run, Bren Mar, Turkeycock Run Stream Valley, Indian Run Stream Valley) meet only a portion of the demand for parkland generated by residential development in the Bren Mar Park Community. In addition to parkland, the recreational facilities in greatest need in this area include rectangle fields, basketball courts, youth softball fields, playgrounds 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 $267,007 for Option A, or contribute $308,085 for Option B to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property.

Onsite Facilities:
An existing multipurpose court is located on the south west corner of the property, and a fenced dog park adjacent to the Turkeycock Run. For Option A, the multipurpose court will be moved south, reconstructed to be smaller in size, and shared between this property and Section Two Phase 1 of Monticello Mews, a 144 multi-family unit condominium. The Park Authority does not recommend reducing the size of the court. In addition, the Park Authority recommends a tot-lot to be built in one of the onsite open space areas, preferably behind units 74-81 to make up for the lack of onsite facilities.

For Option B, the existing dog park is retained, a gazebo will be added within the public area and the existing multipurpose court will remain at 50 x 80 feet and in the same location. The Park Authority recommends a tot lot or playground to be built in one of the onsite passive open spaces or replace the dog park with a playground. The area of the dog park is steep and will need to be

graded properly to accommodate a playground. Bren Mar Park located north of the property is planned to include a dog park to serve the surrounding communities.

Natural Resources Impact:
Backlick Run Park contains dozens of species of non-native invasive plants at high levels of infestation, including porcelainberry and Oriental bittersweet. Most of the mature trees present in the park suffer from thick infestations of vines, forming an impenetrable curtain that degrades forest health. There are infestations of the same species on adjoining properties and there is a high likelihood of re-infestation following treatment. This park is isolated from other areas owned by the Park Authority. The financial commitment required to rehabilitate this park for public access, and maintain it in an accessible condition, would be significant and long-term for potentially both the applicant and Park Authority.

In dealing with non-native invasive species, it is important to focus upon specific management goals and develop a long-term strategy for handling re-infestation. Non-native invasive plant treatments typically involve expensive chemical treatments and should not be applied haphazardly or without a commitment and plan for maintenance.

The Park Authority has developed a Non-Native Invasive Assessment Protocol (NNIAP) to prioritize our numerous natural areas for herbicide treatment. This ranking system evaluates the relative health of the parks' ecosystem, the level of non-native plant infestation, and the cultural value of the park in terms of visitorship and public investment. The final ranking falls between 3-16, with three being worth little monetary investment and sixteen being a top priority for treatment. Although Backlick Run Park was not formally scored on our site visit, it would score low on this ranking system based on various factors at work in the park.

Various parties have expressed interest in increasing public access to Backlick Run Park through the addition of a trail along Backlick Run. However, there is a suitable trail alignment at the rear of the applicant's property following an existing sewer easement that would also create the desired loop. The sewer easement is a more appropriate location for a trail as it is not within a Resource Protection Area (RPA) and is already maintained as short grass. No invasive species treatments would be required in this location, avoiding the issues discussed above with treating Backlick Run Park.

Cultural Resources Impact:
The Cultural Resource Management and Protection (CRMP) staff has conducted archival review for the application. The parcel was reviewed in 2011. At that time the parcel was determined to have high potential to contain significant sites and was recommended to undergo archaeological survey. The CRMP has not at this time received the archaeological report of the recommended Phase I survey. However, the parcel has since been disturbed by grading and construction. There are no cultural resources issues, and no archaeological work is warranted at this time.

Trails:
The development site has an existing 8 foot wide asphalt trail along the existing roadway on the property, which connects Section Two Phase 1 of Monticellow Mews to Edsall Road. The portion of the trail closest to the multifamily building has a steep grade and leads to a dead-end.

As currently proposed, the trail will serve the development and connect Monticellow Mews to the stream valley.

The existing trail does not meet the code for a trail according to section 8-0000 Sidewalks, Trails and Recreation of the Public Facilities Manual of Fairfax County. A section of the trail exceeds 15% steepness and the trail is inappropriately graded. The edges need stabilizing and are unsafe due to the erosion along the Turkeycock Run stream valley.

The Park Authority recommends a trail loop be constructed on the applicant's property to address the dead-end and provide a more useful recreation opportunity onsite. No trail should be built on parkland. It is also recommended that the existing 8 foot wide trail should be modified to meet the requirements of the Public Facilities Manual.

SUMMARY OF RECOMMENDATIONS

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

Following is a table summarizing recreation contribution amounts consistent with the Zoning Ordinance and Comprehensive Plan guidance:

Proposed Uses	**Option A: Requested Park Proffer Amount**	**Option B: Requested Park Proffer Amount**
Townhouse units	$267,007	$41,971
Multi-family units	$0	$266,114
Total	**$267,007**	**$308,085**

In addition, the Park Authority recommends the following:

- Construct an asphalt trail that loops around the subject property along the sewer line easement to provide a more useful recreation opportunity onsite
- Option A: consider including a tot-lot in one of the open space areas, do not reduce the size of the multipurpose court
- Option B: consider including a tot-lot or playground instead of the dog park or in one of the passive open space areas

Please note the Park Authority would like to review and comment on proffers and development conditions 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: Andrea Dorlester/Laura Featherstone
DPZ Coordinator: Kelly Atkinson

Copy: Cindy Walsh, Director, Resource Management Division

Liz Crowell, Manager, Cultural Resource Management & Protection Section
John Stokely, Manager, Natural Resource Management & Protection Section
Brian Williams, Acting Manager, Land Acquisition & Management Branch
Elizabeth Cronauer, Trail Coordinator, Special Projects Branch
Kelly Atkinson, DPZ Coordinator
Chron File
File Copy

FAIRFAX COUNTY
PUBLIC SCHOOLS

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

June 8, 2015

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

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

SUBJECT: PCA 74-5-158-03 DRW, Inc.

ACREAGE: 10.7

TAX MAP: 81-2 ((1)) 8A

PROPOSAL:
The proffered condition amendment application requests two options. Option A proposes 108 townhouse units and option B proposes 123 townhouse units. The site will be developed with either option A or option B. The site is currently undeveloped. Based on the information provided by the applicant, if this property is developed by-right under the R-12 District regulations, 153 townhouse units would be permitted.

ANALYSIS:
The schools serving this area are Bren Mar Park Elementary, Holmes Middle and Edison 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
Bren Mar Park ES	509	537	512	-3	562	-53
Holmes MS	1176	967	958	218	1,127	49
Edison HS	2,101	1,905	1,907	194	2,063	38

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, Bren Mar Park is projected to have capacity deficit. Both Holmes and Edison are projected to have capacity surplus. Beyond the six year projection horizon, enrollment projections are not available.

Capital Improvement Program Projects
The 2016-20 Capital Improvement Program (CIP) recommends capacity deficits at Bren Mar Park be accommodated with temporary facilities or interior architectural modifications.

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.

School level	Single-family attached ratio	Proposed # of units Option A/B	Proposed Student yield Option A/B	Single-family attached ratio	Current # of units permitted by right	Student yield
Elementary	.252	108/123	27/31	.252	153	39
Middle	.062	108/123	7/8	.062	153	9
High	.127	108/123	14/16	.127	153	19
			48/55 total			**67 total**

2013 Countywide student yield ratios (November 2014)

RECOMMENDATIONS:

Proffer Contribution

The proposed proffered condition amendment application is not anticipated to yield any new students over what would be anticipated if this property is developed by-right. However, should the applicant be inclined to make a proffer contribution, the current per student amount in $11,749 and would be greatly appreciated. If the applicant contributes proffers, it is recommended that the proffer contribution funds be directed as follows:

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

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

In addition, an "escalation" proffer is recommended. The suggested per student proffer contribution is updated on an annual basis to reflect current market conditions. 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.

AJH/ar

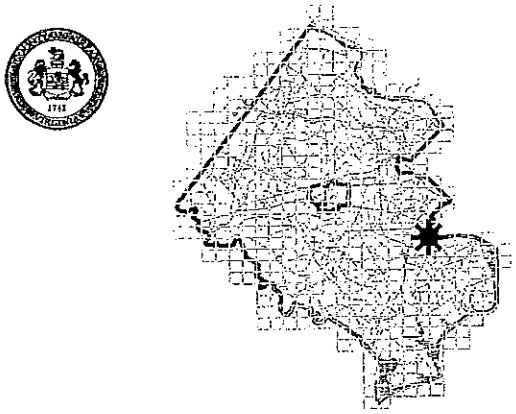
Attachment: Locator Map

cc: Sandy Evans, School Board Member, Mason District
Tamara Derenak Kaufax, School Board Member, Lee District
Ted Velkoff, Vice-Chairman, School Board Member, At-Large
Ilryong Moon, School Board Member, At-Large
Ryan McElveen, School Board Member, At-Large
Jeffrey Platenberg, Assistant Superintendent, Facilities and Transportation Services

Fabio Zuluaga, Assistant Superintendent, Region 2
Deborah Tyler, Assistant Superintendent, Region 3
Kevin Sneed, Special Projects Administrator, Capital Projects and Planning
Pamela Brumfield, Principal, Edison High School
Roberto Pamas, Principal, Holmes Middle School
Jason Pannutti, Principal, Bren Mar Park Elementary School

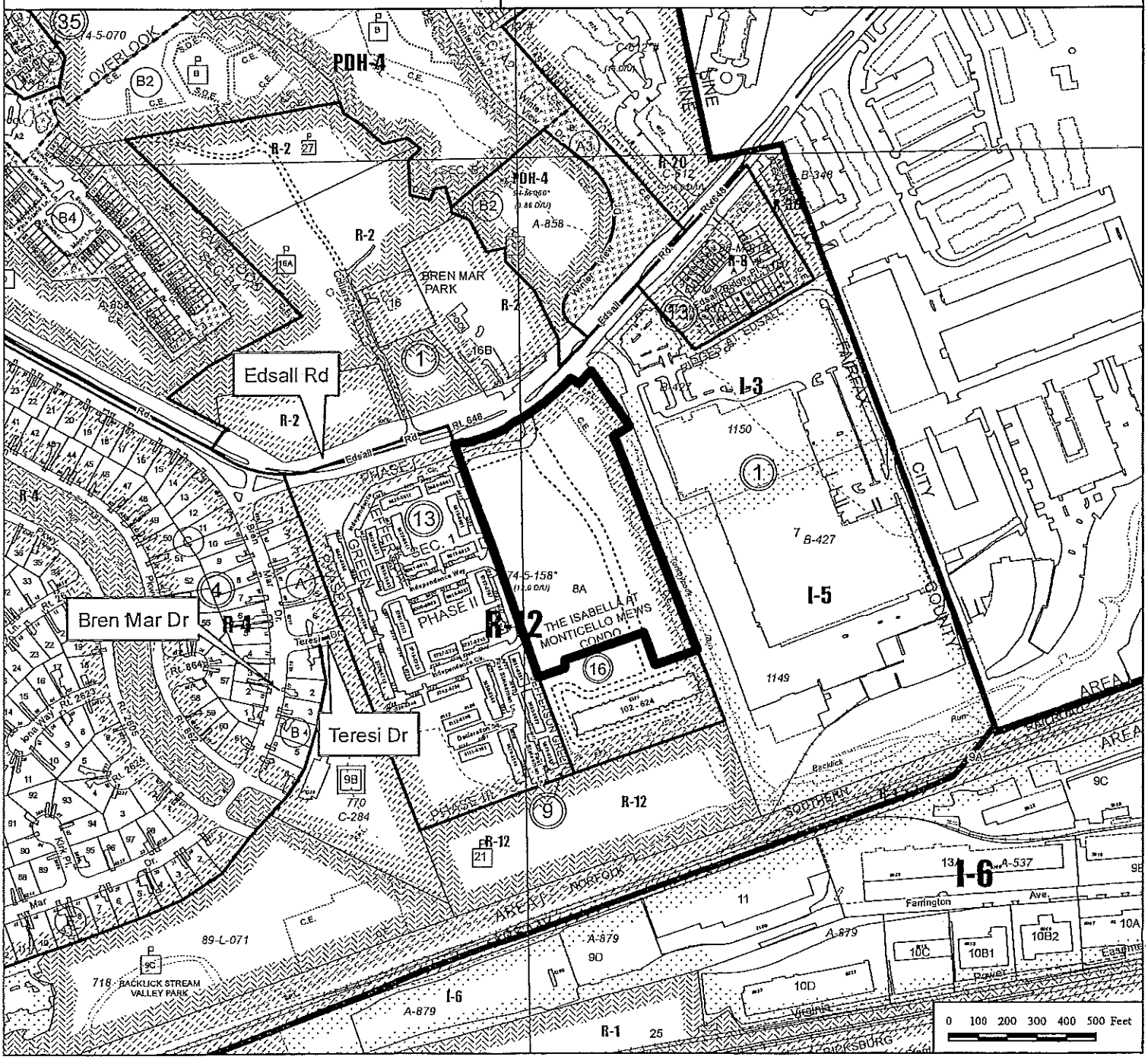
Proffered Condition Amendment

PCA 74-5 -158-03



Applicant:	DRW, INC.
Accepted:	04/14/2015
Proposed:	MODIFY PROFFERS AND CONDITIONS ASSOCIATED WITH RZ 74-S-158
Area:	10.71 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect:	
Located:	SOUTH SIDE OF EDSALL ROAD APPROXIMATELY 800 FEET EAST OF ITS INTERSECTION WITH BREN MAR DRIVE AND APPROXIMATELY 1200 FEET WEST OF THE CITY OF ALEXANDRIA LINE
Zoning:	R-12
Overlay Dist:	
Map Ref Num:	081-2- /01/ /0008A

Appendix 13



County of Fairfax, Virginia

MEMORANDUM

DATE: May 29, 2015

TO: Kelly Atkinson
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Sanitary Sewer Analysis Report

REF: **Application No. PCA 74-5-158-03**
Tax Map No. 081-2-/01/0008-A

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

1. The application property is located in the Camron Run (I-3) watershed. It would be sewered into the Alexandria Sanitation Authority (ASA) Treatment Plant.

2. Based upon current and committed flow, there is excess capacity in the ASA Treatment. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.

3. An existing 18 inch line located on the property line is adequate for the proposed use at this time.

4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

5. **Other pertinent comments**:

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division
12000 Government Center Parkway, Suite 358
Fairfax, VA 22035
Phone: 703-324-5030, **Fax**: 703-803-3297
www.fairfaxcounty.gov/dpwes

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

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

RECEIVED
Department of Planning & Zoning
APR 28 2015
Zoning Evaluation Division

April 28, 2015

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

Re: PCA 74-5-158-03
Monticello Mews Section 2
Phase 2
Tax Map: 81-2

Dear Ms. Berlin:

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

1. The property can be served by Fairfax Water.

2. Adequate domestic water service is available at the site from existing 8-inch located onsite. See the enclosed water system map.

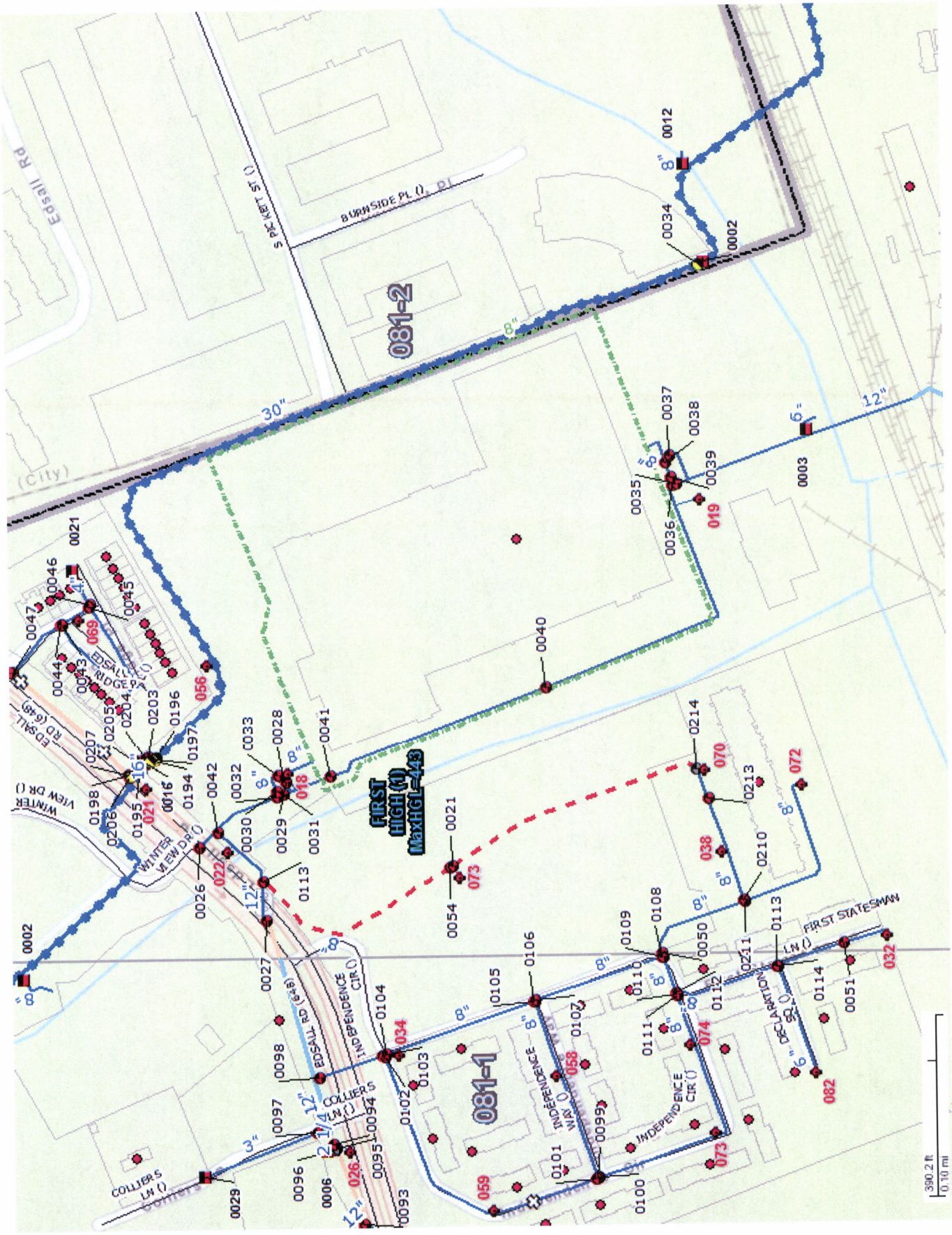
3. Depending upon the configuration of any proposed on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

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

Sincerely,

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

Enclosure



(note: scalebar is approximate)

FAIRFAX COUNTY ZONING ORDINANCE

PART 12 3-1200 R-12 RESIDENTIAL DISTRICT, TWELVE DWELLING UNITS/ACRE

3-1201 Purpose and Intent

The R-12 District is established to provide for a planned mixture of residential dwelling types at a density not to exceed twelve (12) dwelling units per acre; to provide for affordable dwelling unit developments at a density not to exceed fourteen and four-tenths (14.4) dwelling units per acre; to allow other selected uses which are compatible with the residential character of the district; and otherwise to implement the stated purpose and intent of this Ordinance.

3-1202 Permitted Uses

1. Accessory uses and home occupations as permitted by Article 10.

2. Affordable dwelling unit developments.

3. Churches, chapels, temples, synagogues and other such places of worship.

4. Dwellings, single family attached.

5. Dwellings, multiple family, including accessory service uses as permitted by Article 10.

6. Dwellings, mixture of those types set forth above.

7. Mobile and land based telecommunication facilities, subject to the provisions of Sect. 2-514.

8. Public uses.

3-1203 Special Permit Uses

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

1. Group 3 - Institutional Uses, limited to:

   A. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education

   B. Convents, monasteries, seminaries and nunneries

   C. Group housekeeping units

   D. Home child care facilities

2. Group 4 - Community Uses.

3. Group 5 - Commercial Recreation Uses, limited to:

   A. Commercial swimming pools, tennis courts and similar courts

4. Group 8 - Temporary Uses, limited to:

   A. Carnival, circus, festival, fair, horse show, dog show, steeplechase, music festival, turkey shoot, sale of Christmas trees or other seasonal commodities and other similar activities

   B. Construction material yards accessory to a construction project

   C. Contractors' offices and equipment sheds to include trailers accessory and adjacent to an active construction project

   D. Subdivision and apartment sales and rental offices

   E. Temporary dwellings or mobile homes

   F. Temporary farmers' markets

   G. Temporary mobile and land based telecommunications testing facility

   H. Temporary portable storage containers

5. Group 9 - Uses Requiring Special Regulation, limited to:

   A. Automated teller machines

3-1204 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

1. Category 1 - Light Public Utility Uses.

2. Category 3 - Quasi-Public Uses, limited to:

   A. Alternate uses of public facilities

   B. Child care centers and nursery schools

   C. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education

   D. Colleges, universities

   E. Conference centers and retreat houses, operated by a religious or nonprofit organization

   F. Congregate living facilities

   G. Cultural centers, museums and similar facilities

H. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls

I. Independent living facilities

J. Medical care facilities

K. Private clubs and public benefit associations

L. Private schools of general education

M. Private schools of special education

N. Quasi-public parks, playgrounds, athletic fields and related facilities

3. Category 4 - Transportation Facilities, limited to:

A. Electrically-powered regional rail transit facilities

B. Regional non-rail transit facilities

4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:

A. Commercial off-street parking in Metro Station areas as a temporary use

B. Funeral chapels

C. Golf courses, country clubs

D. Marinas, docks and boating facilities, commercial

5. Category 6 – Miscellaneous Provisions Requiring Board of Supervisors' Approval:

Refer to Article 9, Special Exceptions, Part 6, Miscellaneous Provisions Requiring Board of Supervisors' Approval, for provisions which may qualify or supplement these district regulations.

3-1205 Use Limitations

1. No sale of goods or products shall be permitted, except as accessory and incidental to a permitted, special permit or special exception use, or in connection with an accessory service use.

2. All uses shall comply with the performance standards set forth in Article 14.

3-1206 Lot Size Requirements

1. Minimum district size: 4 acres

2. Minimum lot area

RESIDENTIAL DISTRICT REGULATIONS

A. Non-residential uses: 10,000 sq. ft.

3. Minimum lot width

A. Single family attached dwellings: 18 feet

B. Non-residential uses:

(1) Interior lot - 75 feet

(2) Corner lot - 100 feet

3-1207 Bulk Regulations

1. Maximum building height

A. Single family dwellings: 35 feet

B. All other structures: 65 feet

2. Minimum yard requirements

A. Single family dwellings

(1) Front yard: Controlled by a 15° angle of bulk plane, but not less than 5 feet

(2) Side yard: Controlled by a 15° angle of bulk plane, but not less than 10 feet

(3) Rear yard: Controlled by a 30° angle of bulk plane, but not less than 20 feet

B. All other structures

(1) Front yard: Controlled by a 25° angle of bulk plane, but not less than 20 feet

(2) Side yard: Controlled by a 25° angle of bulk plane, but not less than 10 feet

(3) Rear yard: Controlled by a 25° angle of bulk plane, but not less than 25 feet

3. Maximum floor area ratio: 0.70 for uses other than residential

4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.

5. Refer to Par. 4 of Sect. 2-307 for provisions that qualify the minimum yard requirements for individual units in single family attached dwellings.

6. The minimum yard requirements presented in Par. 2A above shall apply to buildings, comprised of single family attached dwelling units, as they relate to peripheral lot lines, streets and to other buildings, but shall not apply to individual single family attached units within a building.

3-1208 Maximum Density

Twelve (12) dwelling units per acre

3-1209 Open Space

25% of the gross area shall be open space

3-1210 Affordable Dwelling Unit Developments

Affordable dwelling unit developments may consist of single family attached and multiple family dwelling units and the following regulations shall apply to dwelling units in affordable dwelling unit developments:

1. Minimum lot area: No Requirement

2. Minimum lot width

   A. Single family attached dwellings: 14 feet

   B. Multiple family dwellings: No Requirement

3. Maximum building height

   A. Single family attached dwellings: 40 feet

   B. Multiple family dwellings: 65 feet

4. Minimum yard requirements

   A. Single family attached dwellings

      (1) Front yard: Controlled by a 15° angle of bulk plane, but not less than 5 feet

      (2) Side yard: Controlled by a 15° angle of bulk plane, but not less than 8 feet

      (3) Rear yard: Controlled by a 25° angle of bulk plane, but not less than 16 feet

   B. Multiple family dwellings

RESIDENTIAL DISTRICT REGULATIONS

(1) Front yard: Controlled by a 25° angle of bulk plane, but not less than 20 feet

(2) Side yard: Controlled by a 15° angle of bulk plane, but not less than 10 feet

(3) Rear yard: Controlled by a 25° angle of bulk plane, but not less than 25 feet

5. Refer to Par. 4 of Sect. 2-307 for provisions that qualify the minimum yard requirements for individual units in single family attached dwellings. In addition, the minimum yard requirements presented in Par. 4A above shall apply to buildings, comprised of single family attached dwelling units, as they relate to peripheral lot lines, streets and to other buildings, but shall not apply to individual single family attached units within a building.

6. All other structures shall be subject to the lot size requirements and bulk regulations of Sections 1206 and 1207 above.

7. The maximum density shall be fourteen and four-tenths (14.4) units per acre.

8. 20% of the gross area shall be open space.

3-1211 Additional Regulations

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.

2. Refer to Article 11 for off-street parking, loading and private street requirements.

3. Refer to Article 12 for regulations on signs.

4. Refer to Article 13 for landscaping and screening requirements.

5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

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