



APPLICATION ACCEPTED: November 2, 2015
PLANNING COMMISSION: July 13, 2016
BOARD OF SUPERVISORS: Not yet scheduled

County of Fairfax, Virginia

July 1, 2016

STAFF REPORT

PCA B-715
Concurrent with RZ 2015-MV-015 and
SE 2015-MV-030



MOUNT VERNON DISTRICT

APPLICANT: L & F Bock Farm, LLC

CURRENT ZONING: PDH-5

PROPOSED ZONING: R-8

PARCEL: 102-1 ((1)) 3C pt.

SITE AREA: 4.38 acres

PLAN MAP: Residential 5-8 du/ac

PROPOSAL: To permit deletion of 4.38 acres from RZ B-715.

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA B-715 to remove 4.38 acres from the RZ B-715 approved for PDH-5.

Laura B. Arseneau, AICP

Excellence * Innovation * Stewardship
Integrity * Teamwork * Public Service

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/



It should be noted that it is not the intent of the staff to recommend that the Board of Supervisors, in adopting any conditions, 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 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.





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STAFF REPORT

RZ 2015-MV-015

Concurrent with PCA B-715 and SE 2015-MV-030

MOUNT VERNON DISTRICT



APPLICANT: L & F Bock Farm, LLC

EXISTING ZONING: PDH-5

PROPOSED ZONING: R-8

15.2 2203-4 Status: Exempt: Filed prior to July 1, 2016

PARCEL: 102-1 ((1)) 3C pt.

SITE AREA: 4.38 acres

PLAN MAP: Residential 5-8 du/ac

FAR: 1.23

OPEN SPACE: 39 percent

PROPOSAL: To rezone the property from the PDH-5 District to the R-8 District to permit a special exception to allow the construction of four 4-story independent living facility buildings.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2015-MV-015 subject to the proffers contained in Appendix 1.

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Staff recommends approval of the following waivers and modifications:

- Modification of Sect. 3-806 of the Zoning Ordinance for a 5 acre minimum district size to permit 4.38 acres.
- Modification of the age requirement listed in Par. 1 of Sect. 9-306 of the Zoning Ordinance from 62 years of age to 55 years of age.
- Waiver of the direct access requirement to a collector street or a major thoroughfare in Par. 9 of Sect. 9-306 of the Zoning Ordinance.
- Modification of the maximum building height listed in Par. 9 of Sect. 9-306 of the Zoning Ordinance from 50 feet to 55 feet.
- Modification of the eastern minimum side yard requirement contained in Par. 10A of Sect. 9-306 from 50 feet to 41 feet.
- Modification of the minimum front yard requirements contained in Par. 10 B of Sect. 9-306 of the Zoning Ordinance from 30 feet to 25 feet.
- Modification of the transitional screening and barrier requirements in Sects. 13-303 and 13-304 of the Zoning Ordinance to permit landscaping and barriers as shown on the GDP/SE Plat.

Staff recommends denial of the following modification:

- Modification of the required loading space requirement listed in Sect. 11-203 of the Zoning Ordinance.

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



APPLICATION ACCEPTED: November 2, 2015
PLANNING COMMISSION: July 13, 2016
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County of Fairfax, Virginia

July 1, 2016

STAFF REPORT

SE 2015-MV-030
Concurrent with and RZ 2015-MV-015
PCA B-715



MOUNT VERNON DISTRICT

APPLICANT: L & F Bock Farm, LLC

ZONING: R-8 (Subject to RZ 2015-MV-015 approval)

PARCEL: 102-1 ((1)) 3C pt.

SITE AREA: 4.38 acres

PLAN MAP: Residential 5-8 du/ac

SE CATEGORY: Category 3 – Quasi-Public Uses (Independent Living Facility)

PROPOSAL: To permit four 4-story buildings as an independent living facility for 128 units and a 3,250 square foot club house and associated parking.

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2015-MV-030 subject to the proposed development conditions contained in Appendix 2.

Laura B. Arseneau, AICP

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Integrity * Teamwork * Public Service

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Proffered Condition Amendment

PCA -B-715

Applicant:
Accepted:
Proposed:

L & F BOCK FARM, LLC
11/02/2015
TO PERMIT INDEPENDENT LIVING
FACILITIES AND MODIFICATION OF THE
MINIMUM DISTRICT SIZE REQUIREMENTS

Area:

4.38 AC; DISTRICT - MOUNT VERNON

Zoning Dist Sect:

Located:

APPROX. 0.1 MILE SOUTHWEST OF THE
INTERSECTION OF HINSON FARM ROAD AND
PARKERS LANE

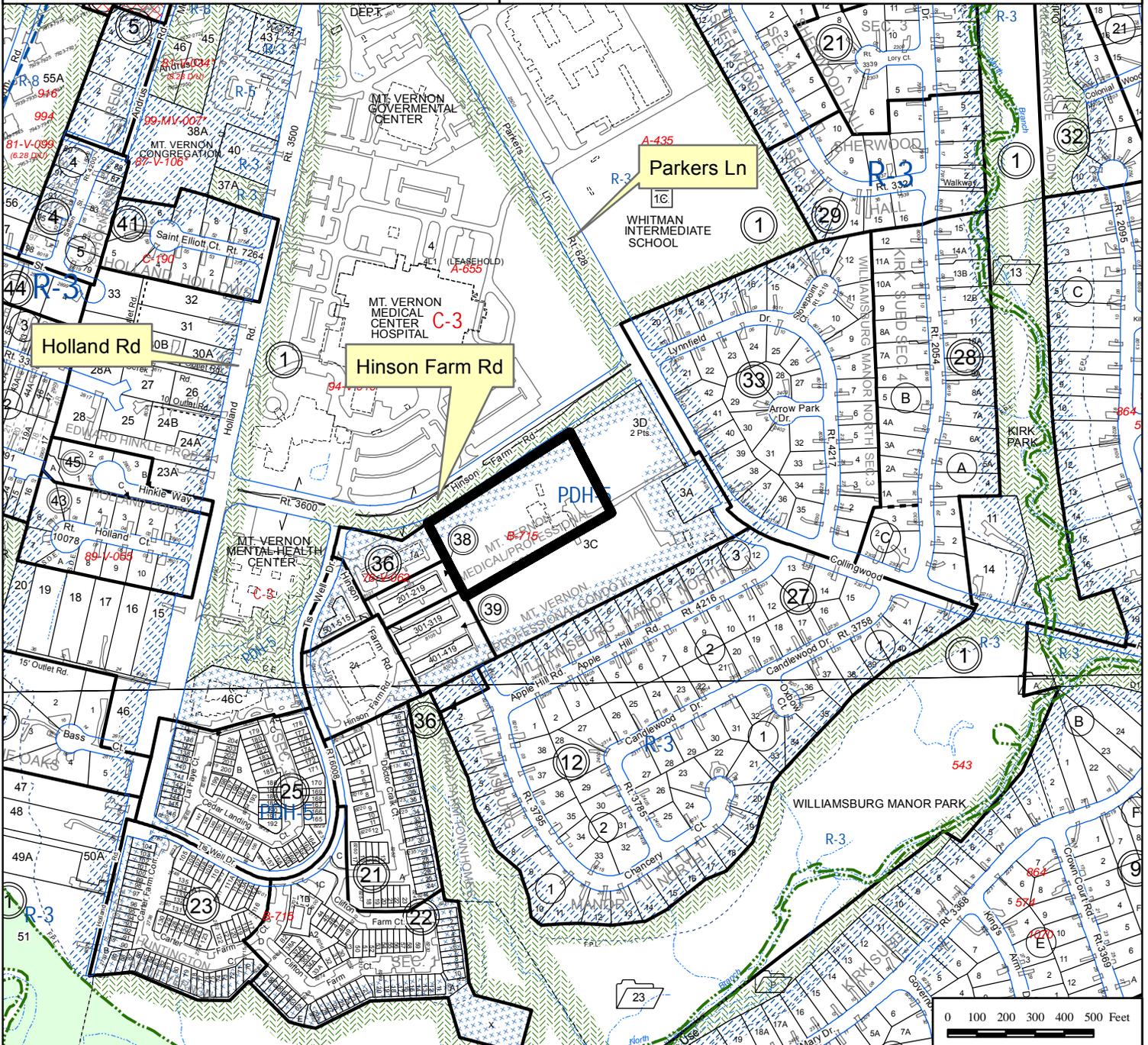
Zoning:

PDH- 5

Overlay Dist:

Map Ref Num:

102-1- /01/ /0003C PT.



Special Exception

SE 2015-MV-030

Applicant: L & F BOCK FARM, LLC
Accepted: 11/02/2015
Proposed: INDEPENDENT LIVING FACILITIES
Area: 4.38 AC; DISTRICT - MOUNT VERNON

Zoning Dist Sect: 03-0604
Located: APPROX. 0.1 MILE SOUTHWEST OF THE INTERSECTION OF HINSON FARM ROAD AND PARKERS LANE

Zoning: R- 8
Plan Area: 4,
Overlay Dist:
Map Ref Num: 102-1- /01/ /0003C PT.

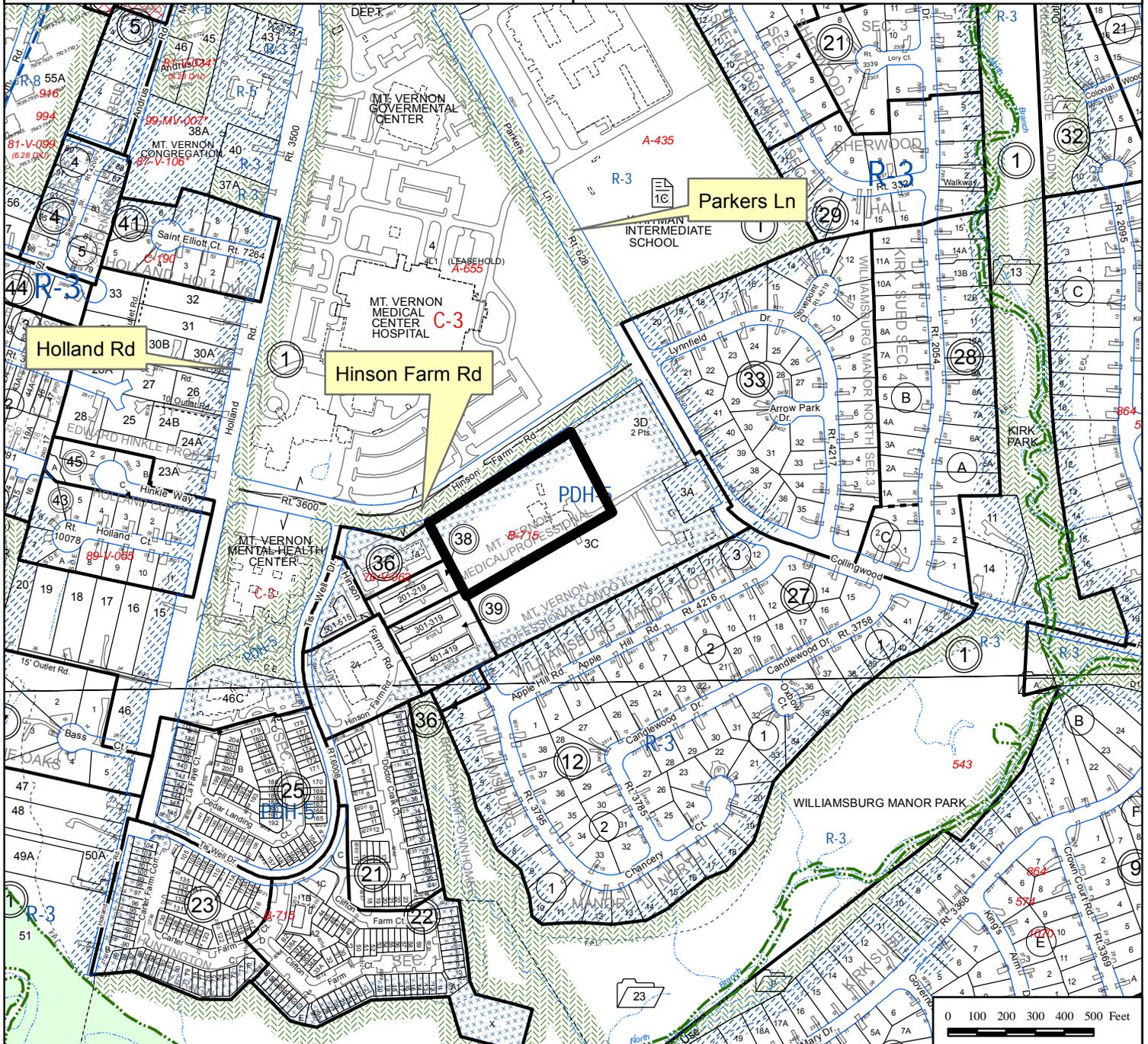
Rezoning Application

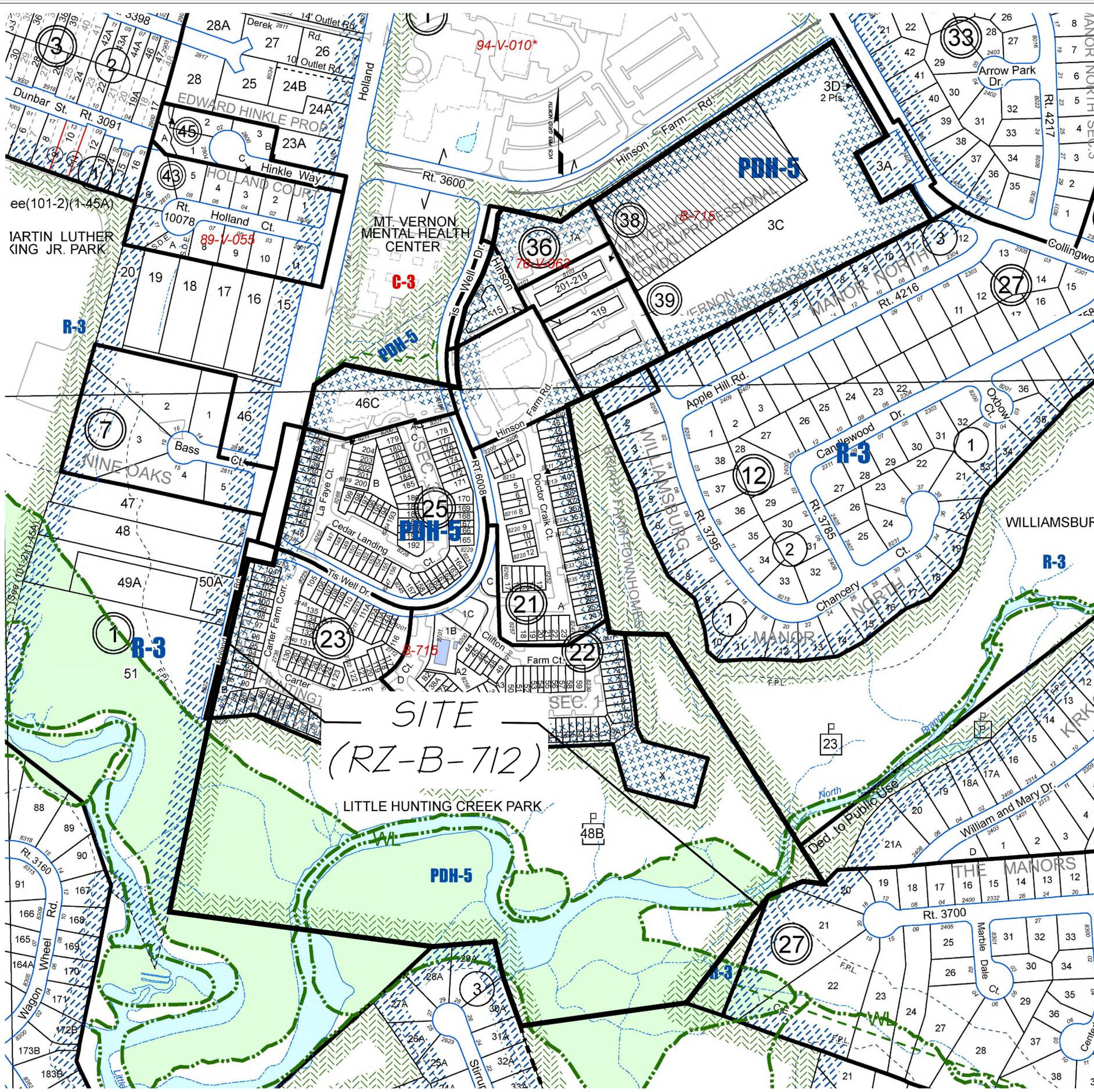
RZ 2015-MV-015

Applicant: L & F BOCK FARM, LLC
Accepted: 11/02/2015
Proposed: TO PERMIT INDEPENDENT LIVING FACILITIES AND MODIFICATION OF THE MINIMUM DISTRICT SIZE REQUIREMENTS
Area: 4.38 AC; DISTRICT - MOUNT VERNON

Zoning Dist Sect:
Located: APPROX. 0.1 MILE SOUTHWEST OF THE INTERSECTION OF HINSON FARM ROAD AND PARKERS LANE

Zoning: FROM PDH- 5 TO R- 8
Overlay Dist:
Map Ref Num: 102-1- /01/ /0003C PT.





EXISTING ZONING TABULATIONS (RZ B-715)

SITE AREA	= ±72.5 ACRES
OPEN SPACE	
OPEN SPACE REQUIRED =	47.49 ACRES (SECTION 30-2.2.2, COL. 9, PT. 476.44, FAIRFAX CO. CODE)
OPEN SPACE PER GDP =	51.80 ACRES
ACTUAL OPEN SPACE PROVIDED =	52.353 ACRES (THIS IS PER PHRA MEMORANDUM DATED MAY 17, 1995)
EXCESS OPEN SPACE =	4.863 ACRES (REPRESENTS REQUIRED OPEN SPACE LESS THE AREA NOTED IN THE PHRA MEMORANDUM)
DEVELOPED OPEN SPACE	
DEVELOPED OPEN SPACE REQUIRED =	6.49 ACRES (SECTION 30-2.2.2, COL. 9, PT. 476.44, FAIRFAX CO. CODE)
DEVELOPED OPEN SPACE PER GDP =	7.23 ACRES
ACTUAL DEVELOPED OPEN SPACE PROVIDED =	7.685 ACRES (THIS IS PER PHRA MEMORANDUM DATED MAY 17, 1995)
EXCESS DEVELOPED OPEN SPACE =	1.195 ACRES (REPRESENTS REQUIRED DEVELOPED OPEN SPACE LESS THE AREA NOTED IN THE PHRA MEMORANDUM)
TOTAL EXCESS OPEN SPACE =	6.058 ACRES (4.863 ACRES + 1.195 ACRES(ACTUAL))

PROFFER CONDITION AMENDMENT:

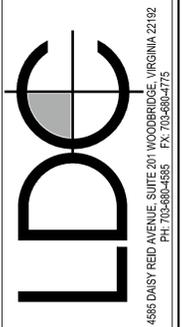
THIS APPLICATION SEEKS TO REMOVE 4.38 ACRES FROM THE APPROVED REZONING APPLICATION, B-715, APPROVED FEBRUARY 27, 1978. AS ESTABLISHED ABOVE, IN EXCESS OF SIX ACRES WERE DEDICATED AS OPEN SPACE AND ARE NOT REQUIRED TO SATISFY EITHER THE OPEN SPACE OR DENSITY REQUIREMENTS OF THIS APPROVED REZONING CASE. THIS REQUEST SEEKS TO REMOVE 4.38 ACRES FROM THE FAIRFAX COUNTY TAX MAP 102-1(11) PARCEL 3C, PREVIOUSLY REFERRED TO AS THE HARRELSON TRACT.

PROPOSED ZONING TABULATIONS

SITE AREA	= ±68.1 ACRES
OPEN SPACE	
OPEN SPACE REQUIRED =	47.49 ACRES (SECTION 30-2.2.2, COL. 9, PT. 476.44, FAIRFAX CO. CODE)
OPEN SPACE PROVIDED =	47.97 ACRES* (THIS AMENDMENT SHALL INCLUDE PROPERTY DESCRIBED AS A PORTION OF FAIRFAX COUNTY TAX MAP 102-1(11) PARCEL 3C, PREVIOUSLY OWNED BY THE HARRELSON FAMILY. THIS AREA IS 4.929 ACRES AND THE USE FOR THIS AREA SHALL BE RESTRICTED TO THREE SINGLE FAMILY RESIDENCES, BOARDING STABLES, RIDING ACADEMY OR EQUINE CENTER.
DEVELOPED OPEN SPACE	
DEVELOPED OPEN SPACE REQUIRED =	6.49 ACRES (SECTION 30-2.2.2, COL. 9, PT. 476.44, FAIRFAX CO. CODE)
DEVELOPED OPEN SPACE PROVIDED =	7.685 ACRES (THIS IS PER PHRA MEMORANDUM DATED MAY 17, 1995)

LEGEND:

AREA OF APPLICATION TO BE REMOVED FROM APPROVED REZONING B-715 (SEE SHEET 5 FOR FURTHER DETAIL)



OVERALL PCA EXHIBIT

BOCK FARM

NO.	DATE	DESCRIPTION	BY	APPROVED DATE
1	5/13/16	REVISED PER COUNTY REVIEW		
2	5/13/16	REVISED PER COUNTY REVIEW		

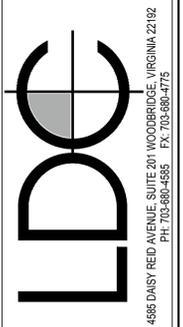
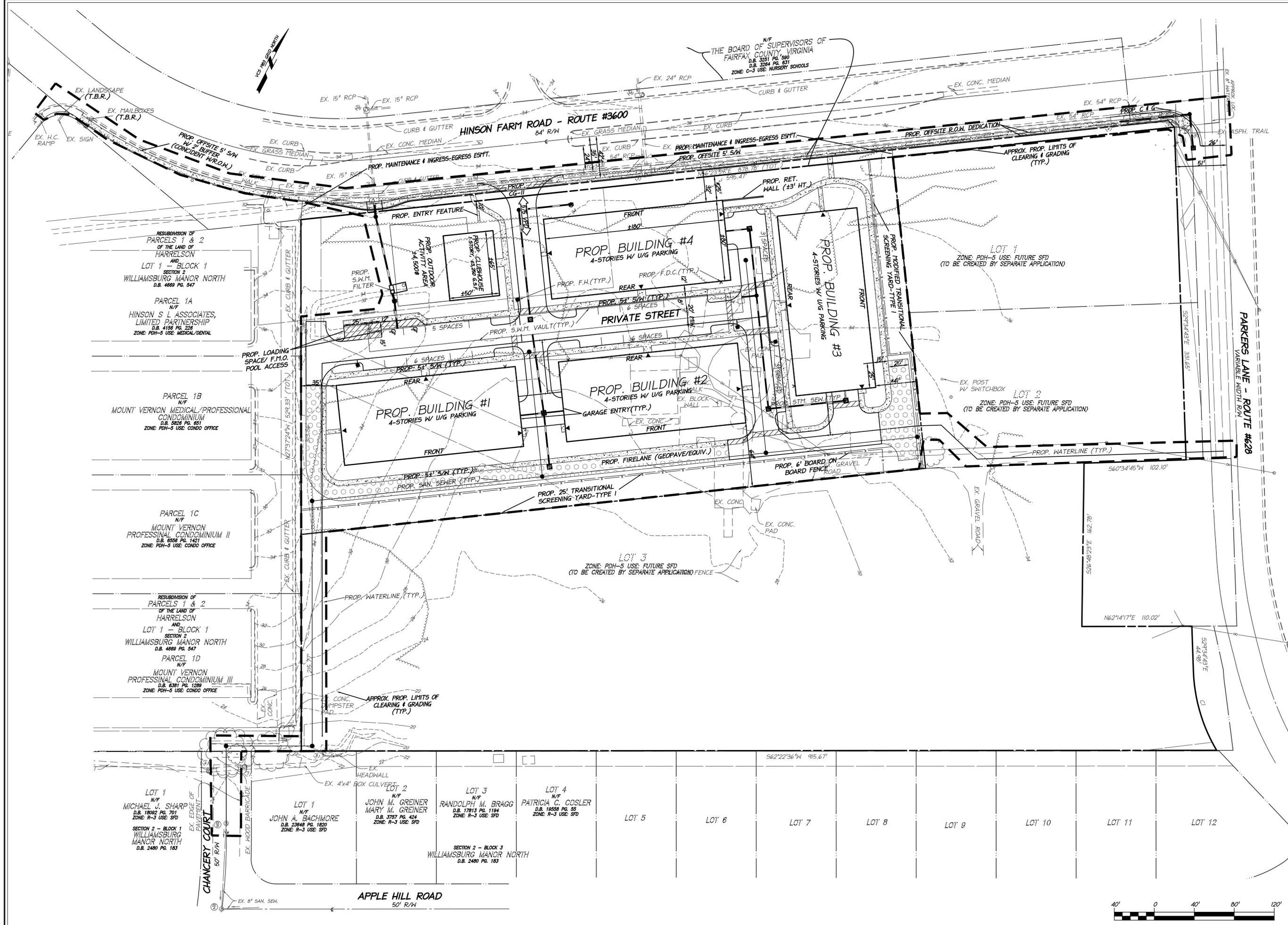
I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE: 1" = 150'

SHEET 2 OF 13

DATE: MAY, 2015
 DRAFT: MEP
 CHECK: MTM
 FILE NUMBER: 14172-1-0-03



SPECIAL EXCEPTION/ G.D.P.

BOCK FARM

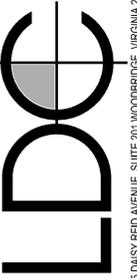
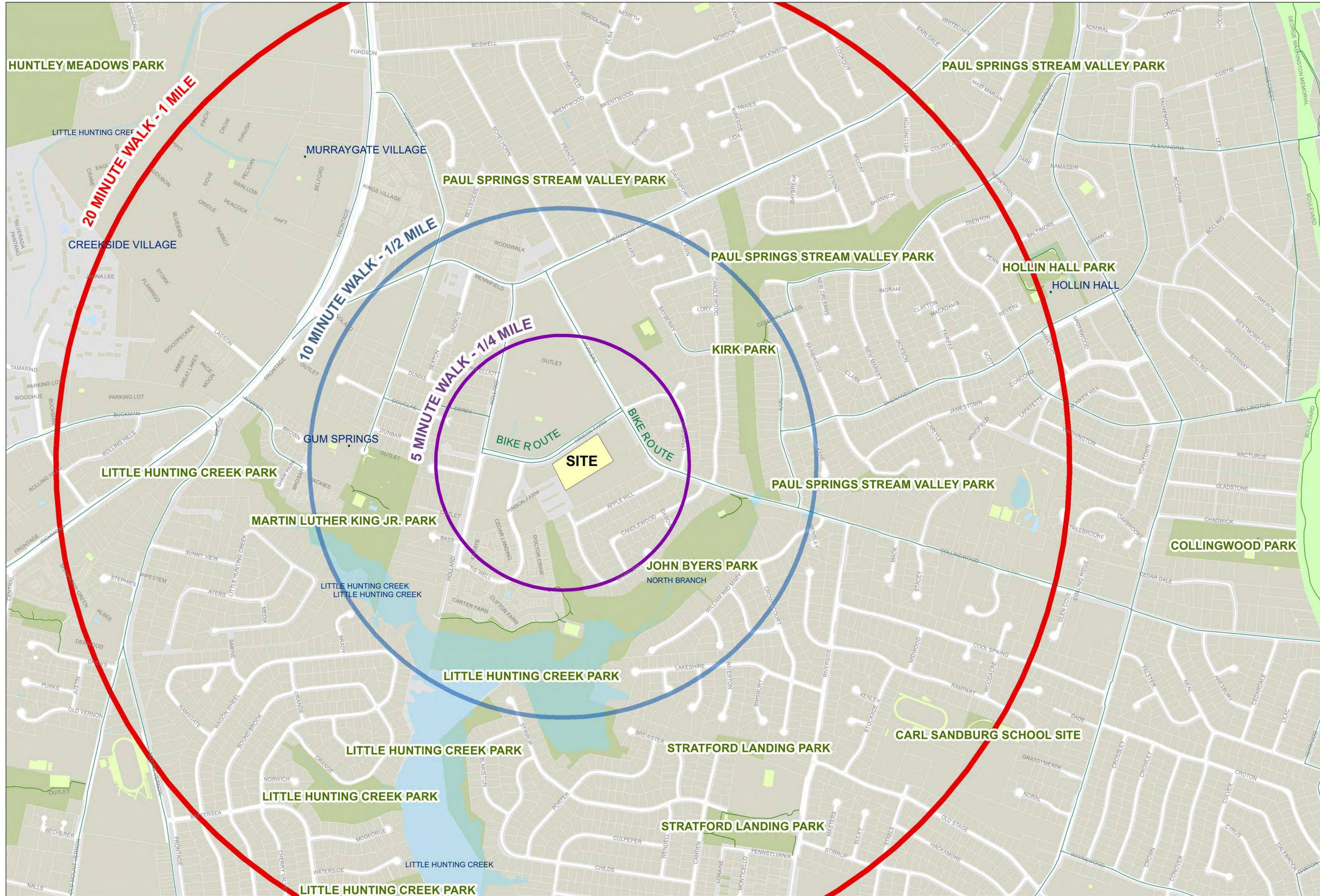
DATE	DESCRIPTION	REVISION APPROVED BY:	ENGINEER
5/12/16	REVISED PER COUNTY COMMENTS		
5/21/16	REVISED PER COUNTY COMMENTS		
6/21/16	DATE DESIGN NO.		

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



SCALE: 1" = 40'

SHEET 5 of 13
 DATE: MAY, 2015
 DRAFT: MEP
 CHECK: MTM
 FILE NUMBER: 14172-1-0-03



4895 DASHY REED AVENUE SUITE 201 WOODBRIDGE, VIRGINIA 22192
 PH: 703-688-4855 FAX: 703-688-4715

CONTEXTUAL PLAN

BOCK FARM

POINT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DATE	DESIGN NO.	DESCRIPTION	REVISION	BY	APPROVED DATE

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



SCALE:
 NTS

SHEET 5A
 OF 13

DATE: MAY, 2015
 DRAFT: MEP CHECK: MTM
 FILE NUMBER: 14172-1-0-03

FOR ILLUSTRATIVE PURPOSES ONLY !!!

TREE CANOPY COVER REQUIREMENTS

GROSS SITE AREA	190,793 SF (4.38 AC.)
ZONING	R-8
TREE CANOPY COVER REQUIRED (190,793 SF X 20%)	38,159 SF (20%)
TREE CANOPY COVER PROVIDED:	
LANDSCAPE PROVIDED (26,400 SF X 1.5)	39,600 SF (21%)
TREE SAVE AREA (3,330 SF X 1.25)	4,163 SF (2%)
TOTAL	43,763 SF (23%)

INTERIOR PARKING LOT LANDSCAPING

PARKING LOT AREA (SEE SHEET 6A)	24,400 SF
INTERIOR LANDSCAPING REQUIRED (5%)	1,220 SF
TOTAL SHADE CANOPY PROVIDED	
PROPOSED SHADE CANOPY TREES (9 TREES @ 200 SF EACH)	1,800 SF
TOTAL REQUIRED	1,150 SF
TOTAL PROVIDED	1,800 SF



Denotes tree counted towards parking lot landscaping

DEVIATION OF THE TREE PRESERVATION TARGET REQUEST

THE APPLICANT RESPECTFULLY REQUESTS A DEVIATION OF THE TREE PRESERVATION TARGET BASED ON THE FOLLOWING:
 1. MEETING THE TREE PRESERVATION TARGET WOULD PRECLUDE THE DEVELOPMENT OF USES OR DENSITIES OTHERWISE ALLOWED BY THE ZONING ORDINANCE (PFM 12-0508.3A(1)).
 2. CONSTRUCTION ACTIVITIES COULD BE REASONABLY EXPECTED TO IMPACT EXISTING TREES OR FORESTED AREAS USED TO MEET THE TREE PRESERVATION TARGET TO THE EXTENT THESE WOULD NOT LIKELY SURVIVE IN A HEALTHY AND STRUCTURALLY SOUND MANNER FOR A MINIMUM OF 10-YEARS IN ACCORDANCE WITH THE POST-DEVELOPMENT STANDARDS FOR TREES AND FORESTED AREAS PROVIDED IN PFM SECTIONS 12-0403 AND 12-0404 (PFM 12-0508.3A(2)).
 3. IN COORDINATION AND MEETING WITH THE URBAN FORESTER, THE PROPOSED DESIGN SEEKS TO PRESERVE EXISTING MATURE WILLOW OAKS LOCATED IN THE NORTH WESTERN PORTION OF THE PROPERTY. IT IS NOTED THAT WHILE THE TREESAVE AREA WILL NOT MEET THE FULL TREESAVE TARGET, IT IS PREFERABLE TO SAVE THIS AREA OF TREES TO THE EXTENT POSSIBLE, WHILE INCORPORATING IT AS OPEN SPACE ADJACENT TO THE PROPOSED CLUB HOUSE FACILITIES.

TRANSITIONAL SCREEN MODIFICATION

SEE COVER SHEET FOR WAIVER/MODIFICATION REQUEST.

TRANSITIONAL SCREENING PLANTING - YARD A

1. REQUIRED TRANS. SCREEN. TYPE # WIDTH: (PER Z.O. 13-303, PAR. 4)	TYPE I - 25'
2. REQUESTED TRANS. SCREEN. REDUCTION:	NONE
2. TRANS. SCREEN. WIDTH PROVIDED:	25'
3. L.F. OF TRANS. SCREEN. STRIP ALONG PROPERTY LINE:	628'
4. AREA OF TRANS. SCREEN. YARD:	15,700 SF
MIN. TREE CANOPY REQUIRED: (0.75)(15,700) =	11,775 SF
TREE CANOPY PROVIDED:	11,900 SF
5. NUMBER OF LG. DECIDUOUS TREE:	10 (10%)
NUMBER OF LG. EVERGREEN TREES:	34
NUMBER OF MED. EVERGREEN TREES: (MIN. 70% PER Z.O. 13-303, PAR. 3(B)2)	53 (71%)
NUMBER OF SM. EVERGREEN TREES:	0 (0%)
NUMBER OF DECIDUOUS UNDERSTORY:	12 (16%)
NUMBER OF SHRUBS PROVIDED: (MIN. 3:10 LF X 628' (189 SHRUBS) PER Z.O. 13-303, PAR. 3(B)3)	189
6. FENCE OR WALL EMPLOYED IN TRANS. SCREEN. AREA:	YES
6' BOARD ON BOARD FENCE	YES

TRANSITIONAL SCREENING PLANTING - YARD B

1. REQUIRED TRANS. SCREEN. TYPE # WIDTH:	TYPE I - 25'
2. REQUESTED TRANS. SCREEN. REDUCTION:	NONE
2. TRANS. SCREEN. WIDTH PROVIDED:	25'
3. L.F. OF TRANS. SCREEN. STRIP ALONG PROPERTY LINE:	287'
4. AREA OF TRANS. SCREEN. YARD:	7,175 SF
MIN. TREE CANOPY REQUIRED: (0.75)(7,175) =	5,381 SF
TREE CANOPY PROVIDED:	4,700 SF
5. NUMBER OF LG. DECIDUOUS TREE:	5 (16%)
NUMBER OF LG. EVERGREEN TREES:	10
NUMBER OF MED. EVERGREEN TREES: (MIN. 70% PER Z.O. 13-303, PAR. 3(B)2)	23 (72%)
NUMBER OF SM. EVERGREEN TREES:	0 (0%)
NUMBER OF DECIDUOUS UNDERSTORY:	4 (13%)
NUMBER OF SHRUBS PROVIDED: (MIN. 3:10 LF (86 SHRUBS) PER Z.O. 13-303, PAR. 3(B)3)	66
6. FENCE OR WALL EMPLOYED IN TRANS. SCREEN. AREA:	YES
6' BOARD ON BOARD FENCE	YES

NOTE:

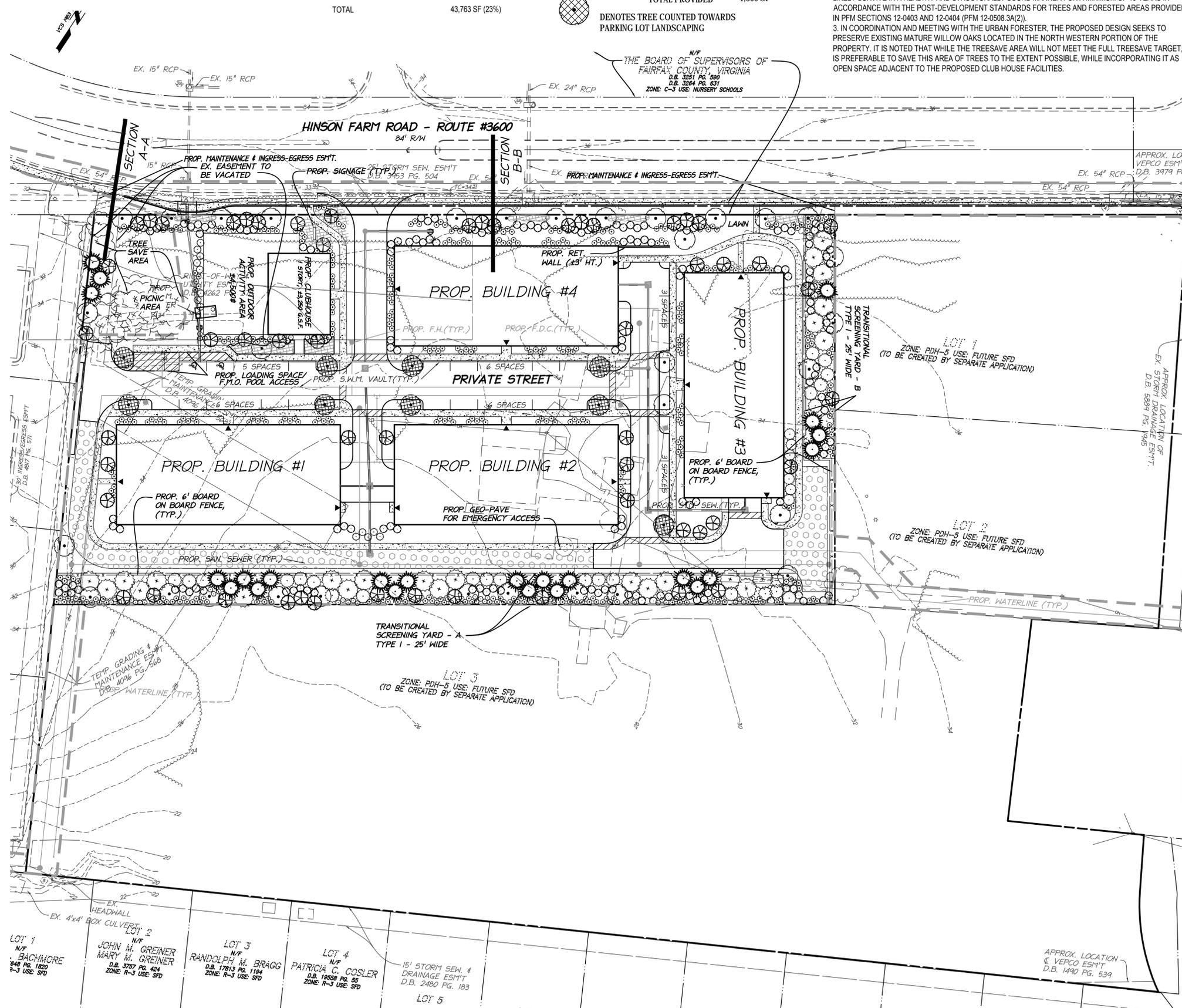
- COMPLIANCE WITH THE PERIPHERAL LANDSCAPE REQUIREMENTS HAVE BEEN MET.
- TO REDUCE MAINTENANCE, LANDSCAPING AS SHOWN ON THE PLAN SHALL PROVIDE A DIVERSE SELECTION OF NATIVE AND IMPROVED CULTIVARS OF TREES AND SHRUBS.
- A ROOT BARRIER WILL BE PROVIDED BETWEEN TREE PLANTING AREA AND STORM WATER MANAGEMENT VAULT WHERE SOIL COVER IS LESS THAN 4' OR AS DIRECTED BY URBAN FORESTER.
- SEE SHEET 6A FOR SECTION DETAILS.

PLANTING NOTES:

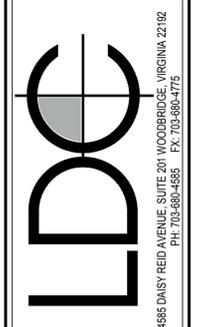
ALL TREES AND SHRUBS SHALL BE PLANTED AS SPECIFIED IN THE LATEST EDITION OF "TREE AND SHRUB PLANTING GUIDELINES", PREPARED BY THE VIRGINIA COOPERATIVE EXTENSION, VIRGINIA POLYTECHNIC INSTITUTE AND STATE UNIVERSITY. ALSO SEE PFM PLATE 8-12.
 THE STAKING AND GUYING OF TREES IS NOT REQUIRED EXCEPT WHERE THE DIRECTOR DETERMINES THAT SITE CONDITIONS WARRANT THEIR USE. EXAMPLES OF CONDITIONS WHERE THESE METHODS MAY BE NECESSARY INCLUDE: PLANTING IN WINDY CONDITIONS, ON STEEP SLOPES, OR WHERE VANDALISM MAY BE A CONCERN. ALL STAKES AND GUY'S MUST BE REMOVED WITHIN SIX MONTHS OF PLANT INSTALLATION. ALSO SEE PFM PLATES 9-12 AND 10-12 THIS SHEET.
 SEE PFM SECTION 12-0705.3B FOR PLANTING IN AREAS OF COMPACTION AND PFM SECTION 12-0705.3D FOR MULCHING AFTER PLANTING.

LEGEND:

- INTERIOR PARKING LOT LANDSCAPING
- LARGE DECIDUOUS TREE (Cat. (4) - (2-2.5" Cal)(200 SF))
- COMPACT DECIDUOUS TREE (Cat. (2) - (2-2.5" Cal)(100 SF))
- LARGE EVERGREEN TREE (Cat. (4) - 7-8' Ht.(200 SF))
- LARGE EVERGREEN TREE (Cat. (4) - 7-8' Ht.(200 SF))
- MEDIUM EVERGREEN TREE (Cat. (2) - 7-8' Ht.(100 SF))
- SHRUBS (2-3' Ht.)
- PROPOSED TREELINE
- EXISTING TREELINE
- LIMIT OF DISTURBANCE
- GROUNDCOVER AND PERENNIALS



THIS SHEET IS FOR LANDSCAPING PURPOSES ONLY!!!!



LANDSCAPE PLAN

BOCK FARM

NO.	DATE	DESCRIPTION	REVISION APPROVED BY:	APPROVED DATE
1		REVISED PER COMMENT		
2		REVISED PER COMMENT		
3		REVISED PER COMMENT		

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



SCALE: 1" = 40'
 SHEET 6 of 13
 DATE: MAY, 2015
 DRAFT: MEP CHECK: MTTM
 FILE NUMBER: 14172-1-03

STORMWATER MANAGEMENT NARRATIVE

THE STORMWATER MANAGEMENT REQUIREMENTS FOR THE SUBJECT PROPERTY SHALL BE SATISFIED VIA THE CONSTRUCTION OF AN UNDERGROUND DETENTION SYSTEM AND STORMFILTER. THESE FACILITIES SHALL BE DESIGNED IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL (PFM) AND SHALL PROVIDE TREATMENT FOR WATER QUALITY AND QUANTITY PURPOSES.

FOR SWM DETENTION AND WATER QUALITY PURPOSES THE "DEVELOPMENT AREA" IS 4.38 AC. ALL SWM DETENTION AND WATER QUALITY COMPUTATIONS HAVE BEEN MADE USING THE DEVELOPMENT AREA OF 4.38 AC.

THE PROPOSED STORMFILTER SHALL BE DESIGNED TO MEET WATER QUALITY/BMP REQUIREMENTS. THE SITE CURRENTLY HAS EXISTING BUILDINGS, PAVED SURFACES, LAWN AREAS, AND WOODS. WITH THE DETENTION PROVIDED BY THE PROPOSED UNDERGROUND DETENTION SYSTEM, THE POST DEVELOPMENT RUNOFF WILL NOT EXCEED THE PRE-DEVELOPMENT RUNOFF. THEREFORE, THERE WILL BE NO ADVERSE IMPACTS TO DOWNSTREAM PROPERTIES AS A RESULT OF THE PROPOSAL. THE UNDERGROUND DETENTION SYSTEM AND STORMFILTER SHALL BE DESIGNED TO PROVIDE WATER QUALITY AND QUANTITY CONTROL FOR THE SUBJECT PROPERTY PER THE PFM.

THE FINAL DESIGN OF THE FACILITIES IS SUBJECT TO FURTHER REVIEW BY A GEOTECHNICAL ENGINEER AND FINAL ENGINEERING. A FORMAL GEOTECHNICAL REPORT SHALL BE APPROVED PRIOR TO SUBDIVISION PLAN APPROVAL. ALL MAINTENANCE SHALL BE CONDUCTED IN ACCORDANCE WITH THE PFM REQUIREMENTS.

THE FACILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED AND THE MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS.

OUTFALL NARRATIVE

THE SUBJECT PROPERTY IS LOCATED WITHIN THE LITTLE HUNTING CREEK WATERSHED. THE SUBJECT PROPERTY MAINTAINS TWO STORM DRAINAGE OUTFALLS. THERE ARE NO FLOODPLAIN, RPA OR EOC AREAS ON THE SUBJECT PROPERTY. AS A RESULT OF THE DEVELOPMENT OF THE SUBJECT PROPERTY AN INCREASE IN RUNOFF WILL BE EXPERIENCED. THE UNDERGROUND DETENTION SYSTEM HAS BEEN DESIGNED TO MEET DETENTION REQUIREMENTS AND THE POST DEVELOPED DISCHARGE FROM THE SITE SHALL BE LESS THAN THE PRE-DEVELOPMENT DISCHARGE. CHANNEL & FLOOD PROTECTION REQUIREMENTS SHALL BE MET AS OUTLINED IN FAIRFAX COUNTY CODE SECTION 124-4-4(b)(1)a & (c)(1). THE LAYOUT OF THE SITE HAS BEEN DESIGNED TO MINIMIZE THE IMPACTS TO DOWNSTREAM PROPERTIES. AS STATED ABOVE, THE POST DEVELOPED DISCHARGES FROM THE SITE SHALL BE CONTROLLED BY THE UNDERGROUND DETENTION SYSTEM AND THE INTENT SHALL BE TO MAINTAIN THE EXISTING DRAINAGE PATTERNS AND TO NOT HAVE A NEGATIVE IMPACT ON ADJACENT PROPERTIES. NO DOWNSTREAM WATER IMPOUNDMENTS ARE WITHIN THE INFLUENCE AREA OF THE PROPOSED PROJECT AND NO BATHYMETRIC SURVEYS ARE REQUIRED.

OUTFALL #1
THE PROPOSED STORM SEWER SYSTEM DISCHARGES INTO AN EXISTING STORM SEWER SYSTEM AND THEN IN A SOUTH-WESTERLY DIRECTION DOWN HINSON FARM ROAD. STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES FOR THE SITE ARE PROPOSED BY THE UNDERGROUND DETENTION SYSTEM AND STORMFILTER (SEE "STORMWATER MANAGEMENT INFORMATION" ON THIS SHEET FOR SWM INFORMATION). THE DOWNSTREAM RECEIVING SWALE IS THE EXISTING STORM SEWER SYSTEM DOWN HINSON FARM ROAD. EXISTING STORM SEWER STRUCTURE #2 IN HINSON FARM ROAD IS THE LIMIT OF ANALYSIS PER CODE SECTIONS 124-4-4(b)(5)b & 124-4-4(c)(5)b AS THE TOTAL PEAK FLOW RATE TO THE EXISTING STORM SEWER SYSTEM IS GREATER THAN 100 TIMES THE PEAK FLOW RATE FROM THE SUBJECT PROPERTY. THE EXISTING STORM SEWER SYSTEM IS IN GOOD CONDITION AND HAS ADEQUATE CAPACITY FOR THE 1, 2 & 10 YEAR 24 HOUR STORM.

THIS OUTFALL CONVEYS 0.56 ACRES OF DRAINAGE FROM THE SUBJECT PROPERTY IN THE PRE-DEVELOPED CONDITION. AS A RESULT OF THE UNDERGROUND DETENTION SYSTEM, DETENTION OF THE 1, 2 & 10 YEAR STORM EVENT WILL BE PROVIDED. ADEQUATE OUTFALL, CHANNEL & FLOOD PROTECTION REQUIREMENTS FOR THIS OUTFALL ARE PROPOSED TO BE MET AS OUTLINED IN FAIRFAX COUNTY CODE SECTION 124-4-4(b)(1)a & (c)(1). STORAGE OF THE APPROPRIATE 1, 2, & 10 YEAR 24 HOUR STORM VOLUMES WILL BE PROVIDED IN THE UNDERGROUND DETENTION SYSTEM. THE TOTAL DRAINAGE AREA TO EXISTING STORM SEWER STRUCTURE #2 IS 28.4 ACRES. THE EXISTING STORM SEWER SYSTEM CONTINUES DOWN HINSON FARM ROAD TO THE INTERSECTION WITH TIS WELL DRIVE, THEN THROUGH MT. VERNON MEDICAL/PROFESSIONAL CONDOMINIUM DEVELOPMENT AND THEN INTO A NATURAL CHANNEL THAT CONTINUES ±1,500 FT TO THE MAIN CHANNEL OF NORTH BRANCH. THE TOTAL DRAINAGE AREA TO THIS POINT OF NORTH BRANCH IS ±2,300 ACRES WHICH IS GREATER THAN 100 TIMES THE SITE AREA. THE EXISTING NATURAL CHANNEL & FLOODPLAIN CHANNEL WERE INVESTIGATED AND FOUND TO BE IN GOOD CONDITION. UNDERGROUND DETENTION SYSTEM DESIGNS AND SPECIFICATIONS SHALL BE PROVIDED AT THE TIME OF THE SUBDIVISION PLAN. ADEQUATE OUTFALL STORM SEWER COMPUTATIONS SHALL BE PROVIDED AT THE TIME OF THE SUBDIVISION PLAN. ADEQUATE OUTFALL, CHANNEL & FLOOD PROTECTION REQUIREMENTS FOR THIS OUTFALL HAVE BEEN MET IN ACCORDANCE WITH CODE SECTIONS 124-4-4(b)(1)a & (c)(1) AND 124-4-4(b)(5)b & (c)(5)b.

OUTFALL #2
DISCHARGE LEAVES THE SUBJECT PROPERTY VIA SHEET FLOW TOWARDS LOT 3. THE SHEET FLOW DISCHARGE AND VOLUME IN THE POST DEVELOPMENT CONDITION WILL BE LESS THAN THE DISCHARGE AND VOLUME IN THE PRE-DEVELOPMENT CONDITION. DETENTION AND VOLUME RELEASE RATES SHALL BE PROVIDED AT THE TIME OF THE SUBDIVISION PLAN.

THE SHEET FLOW DISCHARGES TOWARD LOT 3 AND IS THEN COLLECTED BY A BOX CULVERT ±300' DOWNSTREAM FROM THE SITE AND THEN CONVEYED ±300' DOWNSTREAM TO A NATURAL CHANNEL WHICH CONTAINS THE DISCHARGE FROM OUTFALL #1. THE NATURAL CHANNEL THEN CONTINUES ±1,500 FT TO THE MAIN CHANNEL OF NORTH BRANCH. THE TOTAL DRAINAGE AREA TO THIS POINT OF NORTH BRANCH IS ±2,300 ACRES WHICH IS GREATER THAN 100 TIMES THE SITE AREA.

THE LIMIT OF ANALYSIS FOR OUTFALL #2 IS THE LIMITS OF CLEARING AND GRADING AS A SHEET FLOW OUTFALL WHERE THE PROPOSED DISCHARGE AND VOLUME IS LESS THAN THE PRE-DEVELOPMENT DISCHARGE AND VOLUME PER PFM SECTION 6-0202.6A & FAIRFAX COUNTY CODE SECTION 124-4-4(d).

IT IS OUR PROFESSIONAL OPINION THAT ALL ADEQUATE OUTFALL REQUIREMENTS HAVE BEEN MET IN ACCORDANCE WITH THE PFM & COUNTY CODE.

STORMWATER MANAGEMENT CHECKLIST

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 Sections:

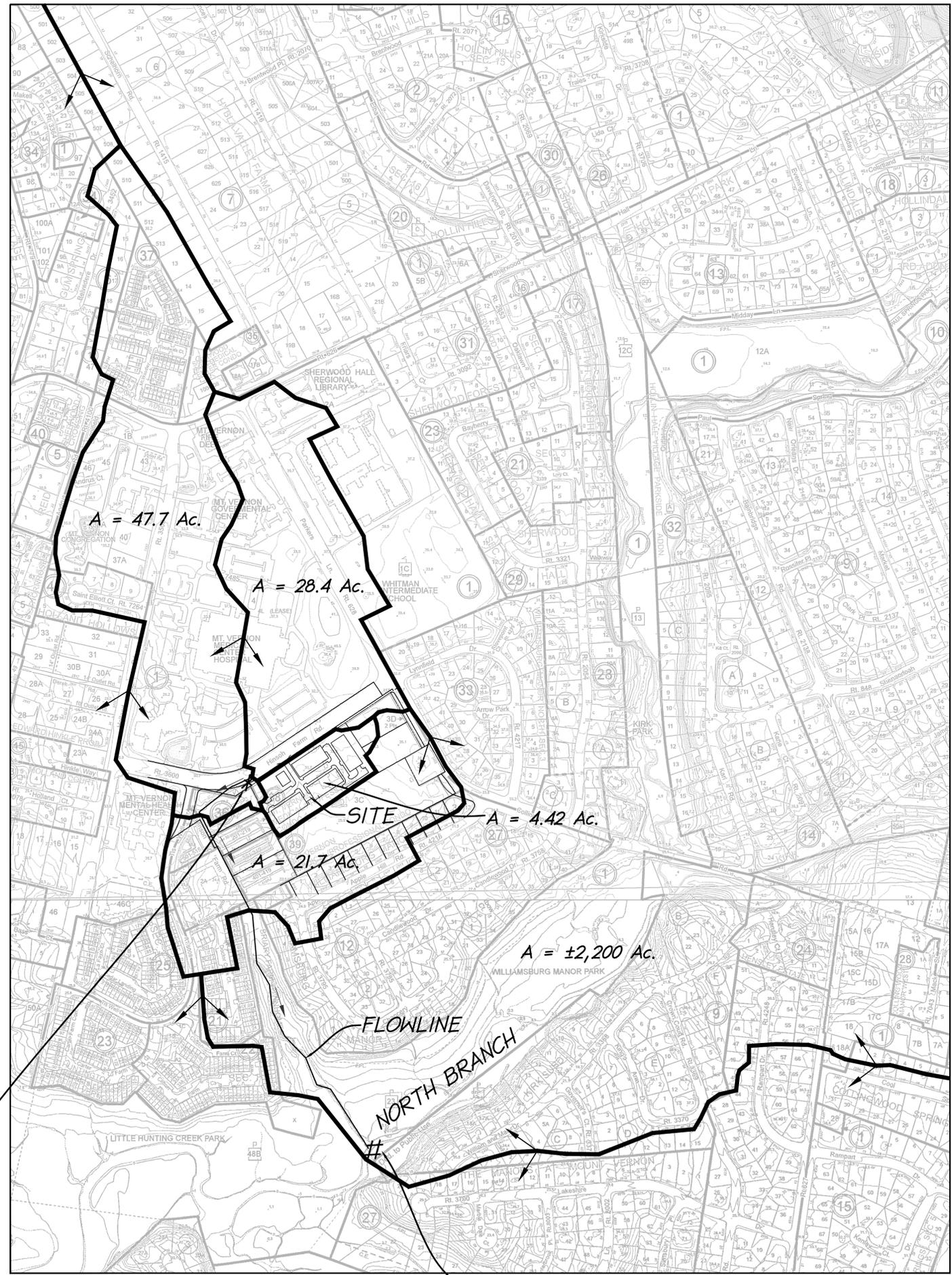
Special Permits (Sect. 9-011 2J & 2L)	Special Exceptions (Sect. 9-011 2J & 2L)
Cluster Subdivision (Sect. 9-615 1G & 1H)	Commercial Revitalization Districts (Sect. 9-622 2A (12) & (14))
Development Plans PRC District (Sect. 16-302 3 & 4L)	PRC Plan (Sect. 16-303 1E & 1 O)
FDP P Districts (Sect. 16-502 1A (6) & (17))	Amendments (Sect. 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(s) 5.
If infiltration is proposed the soils should be tested for suitability prior to submission of the development plan and results of the infiltration test provided as part of the description of the facility.

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)
UNDERGROUND DET.	±4.07 AC.	0.0 AC.	±4.42 AC.	±7,000 SF	±45,000 CF	N/A
STORMFILTER	±4.07 AC.	0.0 AC.	±4.42 AC.	±120 SF	N/A	N/A
Totals:						

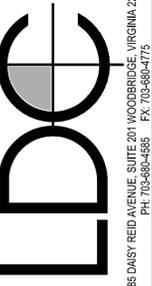
- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet(s) 5, 7-8. Pond inlet and outlet pipe systems are shown on Sheet(s) N/A.
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet(s) 5. Type of maintenance access road surface noted on the plat is ASPHALT (asphalt, geoblock, gravel, etc.)
- 6. Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) 6.
- 7. Stormwater management and BMP narratives including Virginia Runoff Reduction Spreadsheet and descriptions of how detention and best management practices requirements will be met are provided on Sheet(s) 8.
- 8. A description of 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(s) 8. If the outfall is proposed to be improved off-site it should be specifically noted.
- 9. A detailed description and analysis of how the channel protection requirements and flood protection requirements of each numbered outfall will be satisfied per Stormwater Management Ordinance and Public Facilities Manual are provided on Sheet(s) 8.
- 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 Sheet(s) 1, 4 & 5.
- 11. A submission waiver is required for _____
- 12. Stormwater management is not required because _____



* = LIMITS OF ANALYSIS (100 TIMES PEAK FLOW), SEE THIS SHEET FOR 'OUTFALL NARRATIVE' **DRAINAGE AREA MAP**

SCALE: 1" = 300'

= STUDY AREA (100 TIMES SITE AREA AT NORTH BRANCH), SEE THIS SHEET FOR 'OUTFALL NARRATIVE'



4685 DASHY REID AVENUE SUITE 201 WOODBRIDGE, VIRGINIA 22192
PH: 703-689-4655 FX: 703-689-4715

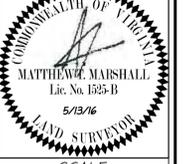
SWM INFORMATION & OUTFALL ANALYSIS

BOCK FARM

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	DESIGNER	REVISION	REVIEWER	APPROVED BY	DATE
5/13/16	MTM	1	REVISED PER COUNTY COMMENTS	MTM	

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



SCALE: AS NOTED

SHEET 7 of 13

DATE: MAY, 2015
DRAFT: MEP CHECK: MTM
FILE NUMBER: 14172-1-03

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

Site Data
Project Name: Bock Farm
Date: May 11, 2016

data input cells
calculation cells
constant values

1. Post-Development Project & Land Cover Information

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Phosphorus EMC (mg/L)	0.26
Target Phosphorus Target Load (lb/acre/yr)	0.41
Pj	0.90
Nitrogen EMC (mg/L)	1.86

Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be moved/managed	0.00	0.00	0.55	1.19	1.74
Impervious Cover (acres)	0.00	0.00	0.46	2.18	2.64
Total					4.38

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

Land Cover Summary	
Forest/Open Space Cover (acres)	0.00
Weighted Rv (forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	1.74
Weighted Rv (turf)	0.24
% Managed Turf	40%
Impervious Cover (acres)	2.64
Rv (impervious)	0.95
% Impervious	60%
Total Site Area (acres)	4.38
Site Rv	0.67

Post-Development Treatment Volume (acre-ft)	0.24
Post-Development Treatment Volume (cubic feet)	10,623
Post-Development Load (TP) (lb/yr)	6.67
Total Load (TP) Reduction Required (lb/yr)	4.88
Post-Development Load (TN) (lb/yr)	47.75

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
IMPERVIOUS COVER	2.64	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED	2.64	0.00	0.00	0.00	0.00	OK.
TURF AREA	1.43	0.14	0.17	0.00	0.00	OK.
TURF AREA TREATED	1.43	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Phosphorus	
TOTAL TREATMENT VOLUME (cf)	10,623
TOTAL PHOSPHORUS LOAD REDUCTION REQUIRED (LB/YEAR)	4.88
RUNOFF REDUCTION (cf)	0
PHOSPHORUS LOAD REDUCTION ACHIEVED (LB/YR)	3.25
ADJUSTED POST-DEVELOPMENT PHOSPHORUS LOAD (TP) (lb/yr)	3.42
REMAINING PHOSPHORUS LOAD REDUCTION (LB/YR) NEEDED	1.63

** 1.63 LB OF REMOVAL TO BE PURCHASED AS OFF-SITE CREDITS **

Target Rainfall Event (in)	1-year storm	2-year storm	10-year storm
	2.62	3.17	4.87

Drainage Area A	
Drainage Area (acres)	4.07
Runoff Reduction Volume (cf)	0

Drainage Area B	
Drainage Area (acres)	0.14
Runoff Reduction Volume (cf)	0

Drainage Area C	
Drainage Area (acres)	0.17
Runoff Reduction Volume (cf)	0

Drainage Area D	
Drainage Area (acres)	0.00
Runoff Reduction Volume (cf)	0

Drainage Area E	
Drainage Area (acres)	0.00
Runoff Reduction Volume (cf)	0

Based on the use of Runoff Reduction practices in the selected drainage areas, the spreadsheet calculates an adjusted RV_{Developed} and adjusted Curve Number.

Drainage Area A	
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres) 0.00 CN 30
Managed Turf -- disturbed, graded for yards or other turf to be moved/managed	Area (acres) 0.00 CN 39
Impervious Cover	Area (acres) 0.00 CN 98
	A soils B Soils C Soils D Soils
	0.00 0.00 0.00 0.00
	30 55 70 77
	0.00 0.00 0.40 1.03
	39 61 74 80
	0.00 0.00 0.46 2.18
	98 98 98 98
	Weighted CN 91

RV _{Developed} (in) with no Runoff Reduction	1.72	2.23	3.86
RV _{Developed} (in) with Runoff Reduction	1.72	2.23	3.86
Adjusted CN	91	91	91

Drainage Area B	
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres) 0.00 CN 30
Managed Turf -- disturbed, graded for yards or other turf to be moved/managed	Area (acres) 0.00 CN 39
Impervious Cover	Area (acres) 0.00 CN 98
	A soils B Soils C Soils D Soils
	0.00 0.00 0.00 0.00
	30 55 70 77
	0.00 0.00 0.11 0.03
	39 61 74 80
	0.00 0.00 0.00 0.00
	98 98 98 98
	Weighted CN 75

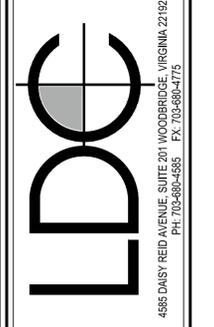
RV _{Developed} (in) with no Runoff Reduction	0.72	1.07	2.34
RV _{Developed} (in) with Runoff Reduction	0.72	1.07	2.34
Adjusted CN	75	75	75

Drainage Area C	
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	Area (acres) 0.00 CN 30
Managed Turf -- disturbed, graded for yards or other turf to be moved/managed	Area (acres) 0.00 CN 39
Impervious Cover	Area (acres) 0.00 CN 98
	A soils B Soils C Soils D Soils
	0.00 0.00 0.00 0.00
	30 55 70 77
	0.00 0.00 0.04 0.13
	39 61 74 80
	0.00 0.00 0.00 0.00
	98 98 98 98
	Weighted CN 79

RV _{Developed} (in) with no Runoff Reduction	0.92	1.31	2.69
RV _{Developed} (in) with Runoff Reduction	0.92	1.31	2.69
Adjusted CN	79	79	79

Drainage Area A Land Cover (acres)	A soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	0.00	0.00	0.40	1.03	1.43	0.24
Impervious Cover (acres)	0.00	0.00	0.46	2.18	2.64	0.95
Total					4.07	

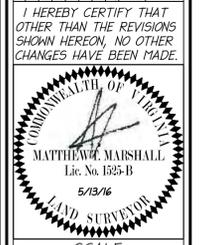
Practice	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employed
14. StormFilter	impervious acres draining to device	0% runoff volume reduction	0.00	2.64	0	0	9104	50	0.00	5.71	2.86	2.86	
	turf acres draining to device	0% runoff volume reduction	0.00	1.43	0	0	1254	50	0.00	0.79	0.39	0.39	
TOTAL IMPERVIOUS COVER TREATED (ae)					2.64								
TOTAL TURF AREA TREATED (ae)					1.43								
AREA CHECK OK.													
PHOSPHORUS REMOVAL BY PRACTICES THAT DO NOT REDUCE RUNOFF VOLUME IN D.A. A										3.25			
TOTAL PHOSPHORUS REMOVAL IN D.A. A (lb/yr)										3.25			
SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS													



SWM & VRRM COMPUTATIONS

BOCK FARM

DATE	DESIGN NO.	REVISION	APPROVED BY:

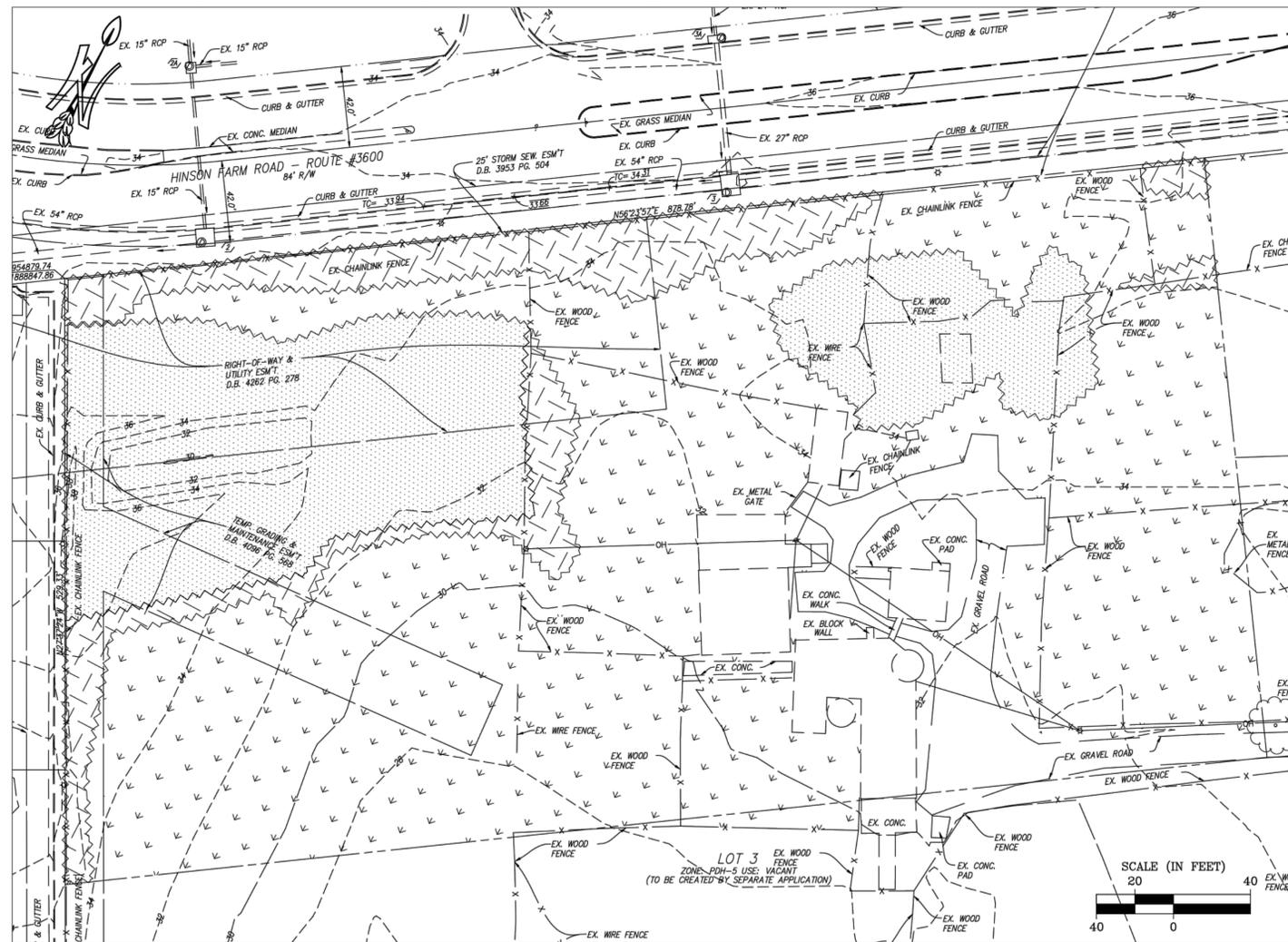


SCALE: AS NOTED

SHEET 8 of 13
DATE: MAY, 2015
DRAFT: MEP CHECK: MTTM
FILE NUMBER: 14172-1-0 03

FOR INFORMATIONAL PURPOSES ONLY!

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



LEGEND

-  TREELINE
-  EXISTING CANOPY (2) UPLAND FOREST (41,309-SF)
LONGTERM SUCCESSIONAL FOREST
-  EXISTING CANOPY (3) EARLY SUCCESSIONAL FOREST
COMMUNITY (17,471-SF)
-  EXISTING VEGETATION (4) EQUINE PASTURE (106,965-SF)
-  (5) DEVELOPED LAND (25,048-SF)

NOTES:

1. (2) LANDSCAPE CANOPY CONSISTS PRIMARILY OF WILLOW OAK, SOUTHERN RED OAK, PIN OAK, AND MULBERRY WHICH ARE GENERALLY IN FAIR TO POOR CONDITION.
2. (3) EARLY SUCCESSIONAL FOREST CONSISTS PRIMARILY OF PIN OAK, EASTERN REDCEDAR, BRADFORD PEAR AND CATALPA WHICH ARE GENERALLY IN FAIR CONDITION.
3. INVASIVE SPECIES ARE PRESENT THROUGHOUT THE FOREST STANDS AND GENERALLY CONSIST OF TATARIAN HONEYSUCKLE, ENGLISH IVY AND BRADFORD PEAR TREES.

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BOCK FARM

FAIRFAX COUNTY

EXISTING VEGETATION
MAP

REVISIONS	
DATE	COMMENTS

SHEET 1 OF 1

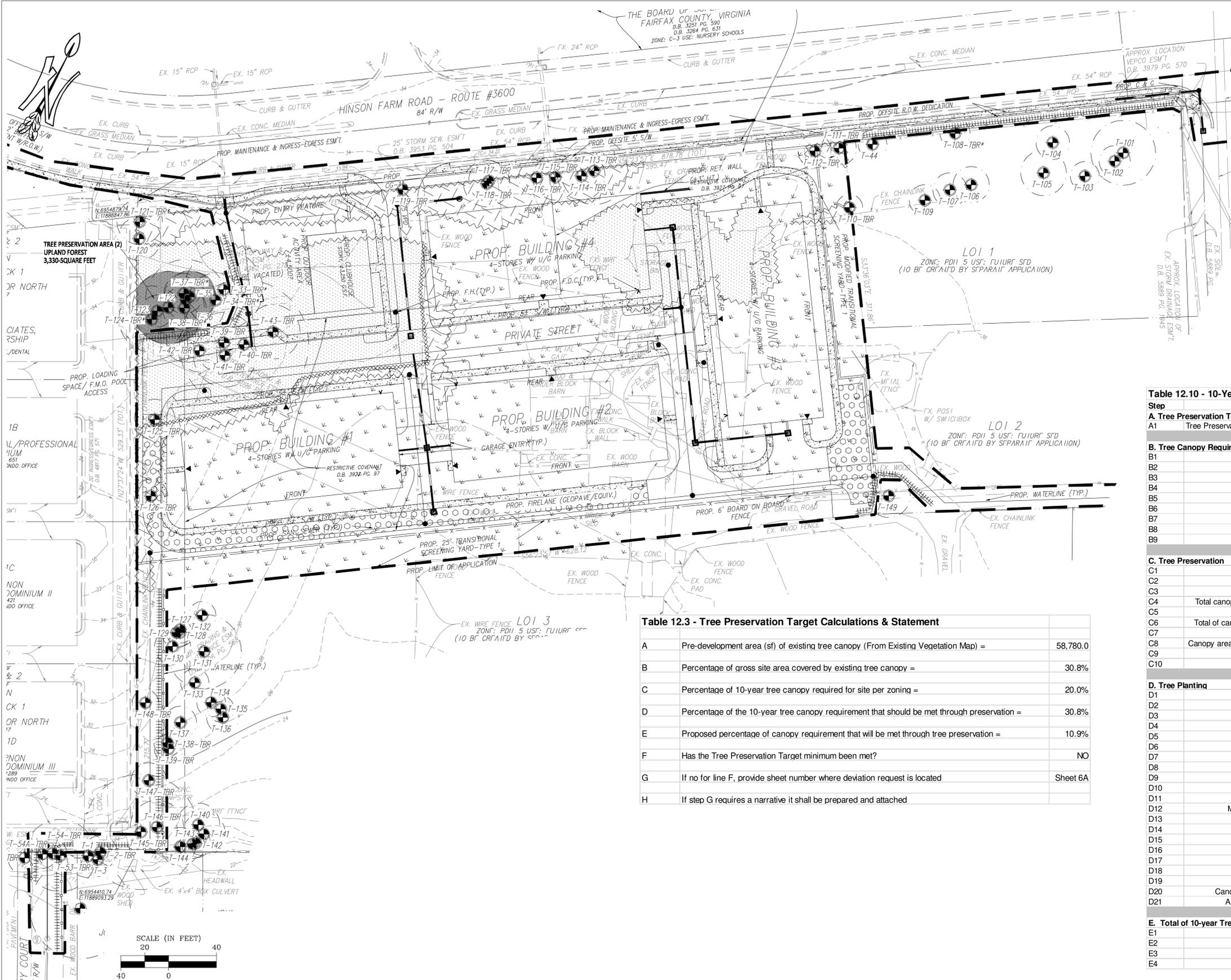
SCALE: 1" = 40'

PROJECT DATE:
7/9/15

DRAFT: SSS CHECK: AMS

FILE NUMBER:
377





LEGEND

- TREE LINE
- EXISTING CANOPY (2) UPLAND FOREST (41,309-SF)
LONGTERM SUCCESSIONAL FOREST
- EXISTING CANOPY (3) EARLY SUCCESSIONAL FOREST
COMMUNITY (17,471-SF)
- EXISTING VEGETATION (4) EQUINE PASTURE (106,965-SF)
- DEVELOPED LAND (5) (25,048-SF)
- TREE PRESERVATION AREA (2) UPLAND FOREST (3,330-SF)
- CRITICAL ROOT ZONE (CRZ)
- TREE LOCATION
- TREE PROTECTION FENCING
- ROOT PRUNING

Table 12.10 - 10-Year Tree Canopy Calculation Worksheet

Step	Totals
A. Tree Preservation Target & Statement	
A1	Tree Preservation Target calculations and statement
B. Tree Canopy Requirement	
B1	Gross Site Area = 190,792.8
B2	Subtract area dedicated to parks, road frontage = 0.0
B3	Subtract area of exemptions (wetlands/stream and drainfields) = 0.0
B4	Adjusted gross site area = 190,792.8
B5	Identify site's zoning and/or use = R-8
B6	Percentage of 10-year canopy required = 20.0%
B7	Area of 10-year canopy required = 38,159
B8	Modification of 10-year Tree Canopy Requirement Requested? No
B9	If B8 is yes, list plan sheet where modification is located N/A
C. Tree Preservation	
C1	Tree Preservation Target Area = 11,756.0
C2	Total canopy area meeting standards of § 12-0400 = 3,330.0
C3	C2 x 1.25 = 4,162.5
C4	Total canopy area provided by unique or valuable forest/woodland communities = 0.0
C5	C4 x 1.5 = 0.0
C6	Total of canopy area provide by Heritage, Memorial, Specimen, or Street Trees = 0.0
C7	C6 x 1.5 to 3.0 = 0.0
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains = 0.0
C9	C8 x 1.0 = 0.0
C10	Total of C3, C5, C7, and C9 = 4,163
D. Tree Planting	
D1	Minimum area of canopy to be met through tree planting = 33,996.1
D2	Minimum area of canopy planted for air quality benefits = 0.0
D3	D2 x 1.5 = 0.0
D4	Minimum area of canopy planted for energy conservation = 0.0
D5	D4 x 1.5 = 0.0
D6	Minimum area of canopy planted for water quality benefits = 0.0
D7	D6 x 1.25 = 0.0
D8	Minimum area of canopy planted for wildlife benefits = 26,400.0
D9	D8 x 1.5 = 39,600.0
D10	Minimum area of canopy provided by native trees = 0.0
D11	D10 x 1.5 = 0.0
D12	Minimum area of canopy provided by improved cultivars and varieties = 0.0
D13	D12 x 1.5 = 0.0
D14	Area of canopy provided through tree seedlings = 0.0
D15	Area of canopy provided through native shrubs or woody seed mix = 0.0
D16	Percentage of 14 represented by D15 (must be less than 33%) = 0.0%
D17	Minimum total of canopy area provided through tree planting = 39,600
D18	Is an offsite planting relief requested? No
D19	Tree Bank or Tree Fund? No
D20	Canopy area requested to be provided through offsite banking or tree fund? No
D21	Amount to be deposited into the Tree Preservation and Planting Fund = \$0.0
E. Total of 10-year Tree Canopy Provided	
E1	Total of canopy area provided through tree preservation = 4,163
E2	Minimum total of canopy area provided through tree planting = 39,600
E3	Total of canopy area provided through offsite mechanism = 0
E4	Total of 10-year Tree Canopy Provided = 43,763

Table 12.3 - Tree Preservation Target Calculations & Statement

A	Pre-development area (sf) of existing tree canopy (From Existing Vegetation Map) =	58,780.0
B	Percentage of gross site area covered by existing tree canopy =	30.8%
C	Percentage of 10-year tree canopy required for site per zoning =	20.0%
D	Percentage of the 10-year tree canopy requirement that should be met through preservation =	30.8%
E	Proposed percentage of canopy requirement that will be met through tree preservation =	10.9%
F	Has the Tree Preservation Target minimum been met?	NO
G	If no for line F, provide sheet number where deviation request is located	Sheet 6A
H	If step G requires a narrative it shall be prepared and attached	

- NOTES:**
- SHARED TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.
 - TREES NOTED FOR REMOVAL WITHIN THE SAVE AREAS SHALL BE DONE SO BY HAND WITHOUT THE USE OF HEAVY MACHINERY.
 - OFFSITE TREES WERE ASSESSED FROM THE SUBJECT PROPERTY SO NOT TO TRESPASS ONTO ADJACENT PROPERTY. DBH MEASUREMENTS ARE APPROXIMATE.
 - TREES LOCATED WITHIN OR ON THE LIMITS OF DISTURBANCE, OR RATED AS BEING "POOR" IN CONDITION, ARE RECOMMENDED FOR REMOVAL BY TNT ARBORISTS DUE TO THE LIKELIHOOD OF TREE FAILURE. HOWEVER, AT THE DISCRETION OF THE APPLICANT, SOME OF THESE MAY BE PRESERVED DURING CONSTRUCTION WITH THE APPROVAL OF URBAN FORESTRY.

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BOCK FARM

TREE PRESERVATION
& PROTECTION PLAN

REVISIONS

DATE	COMMENTS
6-21-16	REV PER COUNTY (LAD)

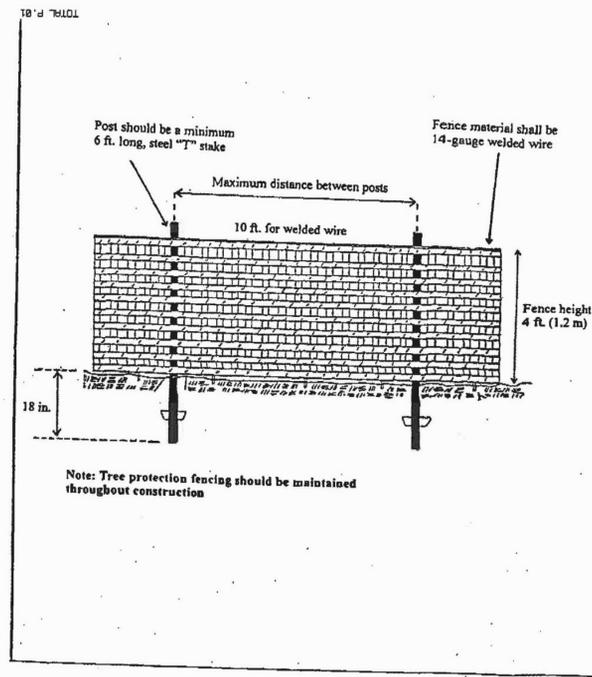
SHEET **9A** OF **10**

SCALE: 1" = 40'

PROJECT DATE: 3/10/16

DRAFT: SSS CHECK: AMS

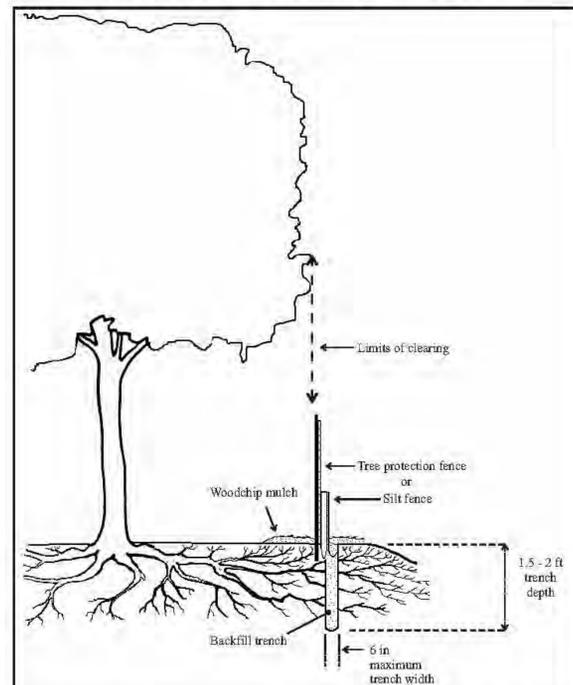
FILE NUMBER: 377



**TREE PROTECTION FENCE
INSTALLATION DETAIL**

10-18-16 P. 01-01 6509 122 020 045-5750 16-194 018-02-06-120

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



Ref. Sec. 12-0702.1	ROOT PRUNING	PLATE NO.	STD. NO.
Rev. 10-08		7-12	

TREE CONDITION ANALYSIS
TNT ENVIRONMENTAL, INC. (TNT) CONDUCTED A SITE RECONNAISSANCE TO EVALUATE THE WOODED HABITAT ON THE PROJECT SITE IN JANUARY AND MARCH 2016. THE UNDEVELOPED PORTIONS OF THE SITE ARE COMPRISED PRIMARILY OF UPLAND SOFTWOODS AND HARDWOODS (I.E. OAKS, REDCEDAR, AND MAPLE). THE SPECIES OF TREES ASSESSED NEAR THE LIMITS OF CLEARING ARE LISTED IN THE TREE TABLE ON THE PREVIOUS SHEET.

BASED ON OUR SITE RECONNAISSANCE, INVASIVE AND/OR NOXIOUS SPECIES (I.E.: ENGLISH IVY, BRADFORD PEAR, WINTERCREEPER, AND JAPANESE HONEYSUCKLE) ARE PRESENT ONSITE. INVASIVE SPECIES LOCATED WITHIN THE AREAS TO BE PRESERVED SHOULD BE REMOVED BY HAND WHEREVER PRACTICABLE TO MINIMIZE SITE DISTURBANCE. SEE THE INVASIVE SPECIES CONTROL NARRATIVE FOR SPECIES-SPECIFIC CONTROL MEASURES. THE TREES ONSITE ARE GENERALLY IN FAIR/GOOD CONDITION, EXCEPT WHERE OTHERWISE NOTED ON THE EVM (I.E.: POOR, DEAD). ONSITE TREES WITHIN 150-FEET OF THE PROPOSED LIMITS OF CLEARING MEET THE STANDARDS FOR STRUCTURAL INTEGRITY AND HEALTH IDENTIFIED IN § 12-0403.2A AND 12-0403.2B AND ARE IDENTIFIED ON THE EVM. AT THE TIME OF INSPECTION THERE WERE POOR AND DEAD TREES LOCATED WITHIN 150-FEET OF THE PROPOSED LIMITS OF CLEARING, WHICH ARE IDENTIFIED ON THE EXISTING VEGETATION MAP.

IN ACCORDANCE WITH § 12-0507.E2(1), TREES DESIGNATED FOR PRESERVATION SHALL BE PROTECTED DURING CONSTRUCTION.

TREE PRESERVATION NARRATIVE
IN GENERAL ACCORDANCE WITH THE PFM, TREES WITHIN 25-FEET OF THE UNDISTURBED AREA BEHIND THE LIMITS OF CLEARING AND GRADING (LCG) ARE SHOWN ON THE PLAN. TREES WITHIN 10-FEET OF THE DISTURBED AREA WITHIN THE LCG ARE ALSO SHOWN ON THE PLAN.

§ 12-0509.3B: DEAD OR POTENTIALLY HAZARDOUS TREES SHALL BE REMOVED UPON THEIR DISCOVERY IF THEY ARE LOCATED WITHIN 100-FEET OF THE PROPOSED LIMITS OF CLEARING. DEAD TREES NOT WITHIN THIS AREA SHALL BE LEFT IN PLACE TO SERVE AS WILDLIFE HABITAT. DEAD OR POTENTIALLY HAZARDOUS TREES WILL BE REMOVED BY HAND (I.E.: CHAINSAW) WHEREVER PRACTICAL AND WILL BE CONDUCTED IN A MANNER THAT INCURS THE LEAST AMOUNT OF DAMAGE TO SURROUNDING TREES AND VEGETATION PROPOSED FOR PRESERVATION. FELLED TREES SHALL BE LEFT IN PLACE AND BRUSH SHOULD BE REMOVED BY HAND. NO HEAVY EQUIPMENT SHALL BE USED WITHIN TREE PRESERVATION AREAS.

§ 12-0509.3C: BASED ON THE CURRENT CONDITION OF THE EXISTING WOODED AREAS, NO ADVERSE HUMAN HEALTH RISKS ARE ANTICIPATED PROVIDED THAT TREES WHICH POSE A HAZARD TO HUMAN HEALTH AND SAFETY ARE PROPERLY REMOVED FROM AREAS WHERE THEY COULD POSE SUCH A RISK.

§ 12-0509.3D: INVASIVE AND/OR NOXIOUS SPECIES (I.E.: ENGLISH IVY, BRADFORD PEAR, WINTERCREEPER, AND JAPANESE HONEYSUCKLE) ARE PRESENT ON THE SITE. INVASIVE SPECIES LOCATED WITHIN THE AREAS TO BE PRESERVED SHOULD BE REMOVED BY HAND WHEREVER PRACTICABLE TO MINIMIZE SITE DISTURBANCE.

§ 12-0509.3E: THE APPLICANT IS NOT REQUESTING OFFICIAL SPECIMEN TREE DESIGNATION FOR ANY OF THE LARGE TREES LOCATED ONSITE AND IS NOT USING A MULTIPLIER FOR TREE CANOPY CALCULATIONS.

§ 12-0509.3F: NON-IMPACTED SPECIMEN TREES LOCATED ON AND OFF-SITE SHALL BE PROTECTED THROUGHOUT ALL PHASES OF CONSTRUCTION BY UTILIZING TREE PROTECTION FENCING AS REQUIRED BY §12-0507.2E(1).

§ 12-0509.3G: PRIOR TO LAND DISTURBING ACTIVITIES, ROOT PRUNING WITH A VIBRATORY PLOW, TRENCHER OR OTHER DEVICE APPROVED BY THE DIRECTOR SHALL BE CONDUCTED ALONG THE LIMITS OF CLEARING ADJACENT TO TREE PRESERVATION AREAS. ROOT PRUNING SHALL BE CONDUCTED ALONG THE PROPOSED LIMITS OF CLEARING AND GRADING ADJACENT TO THE WOODED HABITAT TO BE PRESERVED AND ALONG PROPERTY BOUNDARIES WHERE THE CRZ OF OFF-SITE TREES WILL BE IMPACTED. LOCATIONS OF ROOT PRUNING AND TREE PROTECTION FENCING (TRENCHLESS SUPER SILT FENCE) ARE SHOWN ON THE TREE PRESERVATION & PROTECTION PLAN.

§ 12-0509.3H: NO TREES WILL BE TRANSPLANTED AS PART OF THE PROPOSED CONSTRUCTION ACTIVITIES.

§ 12-0509.3I: TREE PROTECTION FENCING AND SIGNAGE SHALL BE PLACED SUBSEQUENT TO THE STAKING OF THE LIMITS OF CLEARING IN THE FIELD PRIOR TO CONSTRUCTION IN ACCORDANCE WITH CURRENT FAIRFAX COUNTY ORDINANCES. 14-GAUGE WELDED WIRE FENCE SHALL BE USED AS DEVICES TO PROTECT TREES AND FORESTED AREAS. THE PROTECTIVE DEVICE SHALL BE PLACED WITHIN THE DISTURBED AREA AT THE LIMITS OF CLEARING AND ERECTED AT A MINIMUM HEIGHT OF 4 FEET, EXCEPT FOR SUPER SILT FENCE WHERE HEIGHT MAY BE 3.5 FEET. THE FENCING MATERIAL SHALL BE MOUNTED ON 6-FOOT TALL STEEL POSES DRIVEN 1.5 FEET INTO THE GROUND AND PLACED A MAXIMUM OF 10 FEET APART.

§ 12-0509.3J: NO WORK SHALL OCCUR WITHIN THE AREAS TO BE PROTECTED. ONSITE TREES WITHIN THE LIMITS OF CLEARING AND GRADING WILL BE REMOVED. NO TREES OUTSIDE THIS AREA SHALL BE REMOVED UNLESS INDICATED ON THE PLAN. TREES IN PRESERVATION AREAS INDICATED ON THE PLAN TO BE REMOVED SHALL BE REMOVED BY HAND. DEAD OR HAZARDOUS TREES WITHIN THIS AREA MAY BE LIMBED OR TOPPED, RATHER THAN REMOVING THE ENTIRE TREE AND LEFT AS SNAGS.

§ 12-0509.3K: PROFFER CONDITIONS ARE PROVIDED ON SHEET 9C OF THIS PLAN.

**TREE PROTECTION ZONE
KEEP OUT**

OFF LIMITS TO CONSTRUCTION EQUIPMENT,
MATERIALS, AND WORKERS

CALL 703-324-1770 TO REPORT VIOLATIONS

PENALTY FOR VIOLATIONS STRICTLY ENFORCED

PROHIBIDO ENTRAR

ZONA DE PROTECCION DEL ARBOL

LLAMAR AL TEL. 703-324-1770

PARA REPORTAR INFRACCIONES

SPECIFICATIONS

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

TREE PRESERVATION SIGN DETAIL

TREE PRESERVATION SIGN NOTE:

WEATHERPROOF TREE PRESERVATION AREA SIGNS SHALL BE POSTED ON TREE PROTECTION FENCING PER PFM 12-0703.3. THE PERMITTEE SHALL POST AND MAINTAIN BILINGUAL SIGNS AT THE LIMITS OF CLEARING AT A MINIMUM OF 50 FOOT INTERVALS. SIGNS SHALL BE POSTED IN ENGLISH AND SPANISH.

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



BOCK FARM

FAIRFAX COUNTY

TREE PRESERVATION
NARRATIVES & DETAILS

REVISIONS	
DATE	COMMENTS
6-21-16	REV PER COUNTY (LAD)

SHEET **9B** OF 10

SCALE: NTS

PROJECT DATE: 3/22/16

DRAFT: SSS CHECK: AMS

FILE NUMBER: 377

Vinash M. Sareen
Certified Arborist
Certification # MA-4727A



2
A-201
EXTERIOR ELEVATION - RIGHT SIDE
SCALE: 1/8" = 1'-0"



1
A-201
EXTERIOR ELEVATION - FRONT
SCALE: 1/8" = 1'-0"

Bock Farm Multi-Family
Hinson Farm Road
FAIRFAX COUNTY, VIRGINIA
LONG COMPANY OF VIRGINIA
EXTERIOR ELEVATIONS

CONCEPTUAL ELEVATIONS	05.04.2016
CONCEPTUAL DESIGN LAYOUT	02.02.2016
PROJECT NUMBER:	LNG 021.00
FOLDER:	
DRAWN BY:	JH
CHECKED BY:	JH
PLOT DATE:	05.05.2016



2
A-202
EXTERIOR ELEVATION - LEFT SIDE
SCALE: 1/8" = 1'-0"



1
A-202
EXTERIOR ELEVATION - REAR
SCALE: 1/8" = 1'-0"

Bock Farm Multi-Family
Hinson Farm Road
FAIRFAX COUNTY, VIRGINIA
LONG COMPANY OF VIRGINIA
EXTERIOR ELEVATIONS

CONCEPTUAL ELEVATIONS	05.04.2016
CONCEPTUAL DESIGN LAYOUT	02.02.2016
PROJECT NUMBER:	LNG 021.00
FOLDER:	
DRAWN BY:	JH
CHECKED BY:	JH
PLOT DATE:	05.05.2016

DESCRIPTION OF THE APPLICATIONS

The applicant requests Proffered Condition Amendment (PCA) approval to remove 4.38 acres from the original rezoning RZ B-715 which rezoned the property to the PDH-5 District, to permit the area to be rezoned to the R-8 (Residential, 8 du/ac) District.

The applicant also requests Special Exception (SE) approval to permit four 4-story buildings to be used as an independent living facility. The proposed facility would have a maximum of 128 units with associated parking and a 3,250 square foot club house.

A reduction of the GDP/SE Plat is included at the front of this report. The draft proffers, the proposed development conditions, the applicant's statement of justification and affidavit are included in Appendices 1 through 4, respectively.

Waivers and Modifications

The applicant requests the following waivers and modifications:

- Modification of Sect. 3-806 of the Zoning Ordinance for a 5 acre minimum district size to permit 4.38 acres.
- Modification of the age requirement listed in Par. 1 of Sect. 9-306 of the Zoning Ordinance from 62 years of age to 55 years of age.
- Waiver of the direct access requirement to a collector street or a major thoroughfare in Par. 9 of Sect. 9-306 of the Zoning Ordinance.
- Modification of the maximum building height listed in Par. 9 of Sect. 9-306 of the Zoning Ordinance from 50 feet to 55 feet.
- Modification of the eastern minimum side yard requirement contained in Par. 10A of Sect. 9-306 from 50 feet to 41 feet.
- Modification of the minimum front yard requirements contained in Par. 10 B of Sect. 9-306 of the Zoning Ordinance from 30 feet to 25 feet.
- Modification of the transitional screening and barrier requirements in Sects. 13-303 and 13-304 of the Zoning Ordinance to permit landscaping and barriers as shown on the GDP/SE Plat.
- Modification of the required loading space requirement listed in Sect. 11-203 of the Zoning Ordinance.

LOCATION AND CHARACTER

The 4.38-acre site is part of an 11.3-acre property located on the south side of Hinson Farm Road and west of Parkers Lane. Access to the property is proposed to be from Hinson Farm Road. The property currently contains a private horse farm and associated outbuildings. The GDP/SE is filed only for 4.38 acres of the northwest corner of the entire property. The site slopes down from 34 feet at Hinson Farm Road to 28 feet the rear of the 4.38 acre development site. According to the Existing Vegetation Map, the property contains 41,309 square feet of upland forest and 17,471 feet of early successional forest in good condition.

The surrounding uses are identified in the table and map below.

Surrounding Area Description			
Direction	Use	Zoning	Plan Map
North	Inova Mount Vernon Hospital (across Hinson Farm Road)	C-3	Public Facilities
East	Single Family Detached (Lot 3A and across Parkers Lane in Williamsburg Manor North Sub.)	PDH-5 R-3	Residential, 5-8 du/ac Residential, 3 du/ac
West	Condominium Medical Offices	PDH-5	Residential, 5-8 du/ac
South	Single Family Detached (Lot 3C) Williamsburg Manor North Subdivision	PDH-5 R-3	Residential, 5-8 du/ac Residential, 2-3 du/ac



Figure 1- Aerial View; Source: Fairfax County Pictometry Imagery, with added annotations

BACKGROUND

Rezoning RZ B-715 was approved on February 5, 1973, by the Board of Supervisors to rezone 73.73 acres from R-12 to PDH-5. This original rezoning included the subject property, the medical offices to the west, Briary Farm townhouses and Little Hunting Creek Park.

A number of interpretations have been analyzed by county staff on the density, and land use allowed on this property. The most recent interpretation, dated August 29, 2013, verifies that the 4.38 acres requested for redevelopment were not needed to meet the density requirements of the PDH-5 District approved as part of RZ B-715 (Appendix 5).

During the analysis of this case, it was found that the property had a restrictive covenant on the deed in the Williamsburg Manor North subdivision that restricted the land use on this property to a maximum of three residential dwellings, a riding academy and boarding stables, and property amenities for 2405 Parkers Lane (Bock family residence). The applicant is aware of this deed restriction and is pursuing its removal.

COMPREHENSIVE PLAN PROVISIONS

The property is located within the Fort Hunt Community Planning Sector (MV6) within the Mount Vernon, in Area IV of the Fairfax County Comprehensive Plan. It is designated for Residential (5-8 dwelling units/acre) on the Comprehensive Plan Map. There are no site specific Comprehensive Plan guidance for this property.

DESCRIPTION OF THE PCA/SE/GDP PLAT

The GDP/SE Plat entitled "Bock Farm," was prepared by LDC and consists of 17 sheets dated May 2015, as revised through June 21, 2016. The following is a description of the GDP/SE Plat.

The applicant is proposing four 4-story multi-family buildings on 4.38 acres. Each building will contain 32 independent living units and the property will contain a total of 128 units. One level of underground parking is proposed under each building with 32 parking spaces. Surface parking also is provided between the buildings. The applicant is also proposing a 3,250 square foot clubhouse along with an open recreation area on the northwest portion of the site.

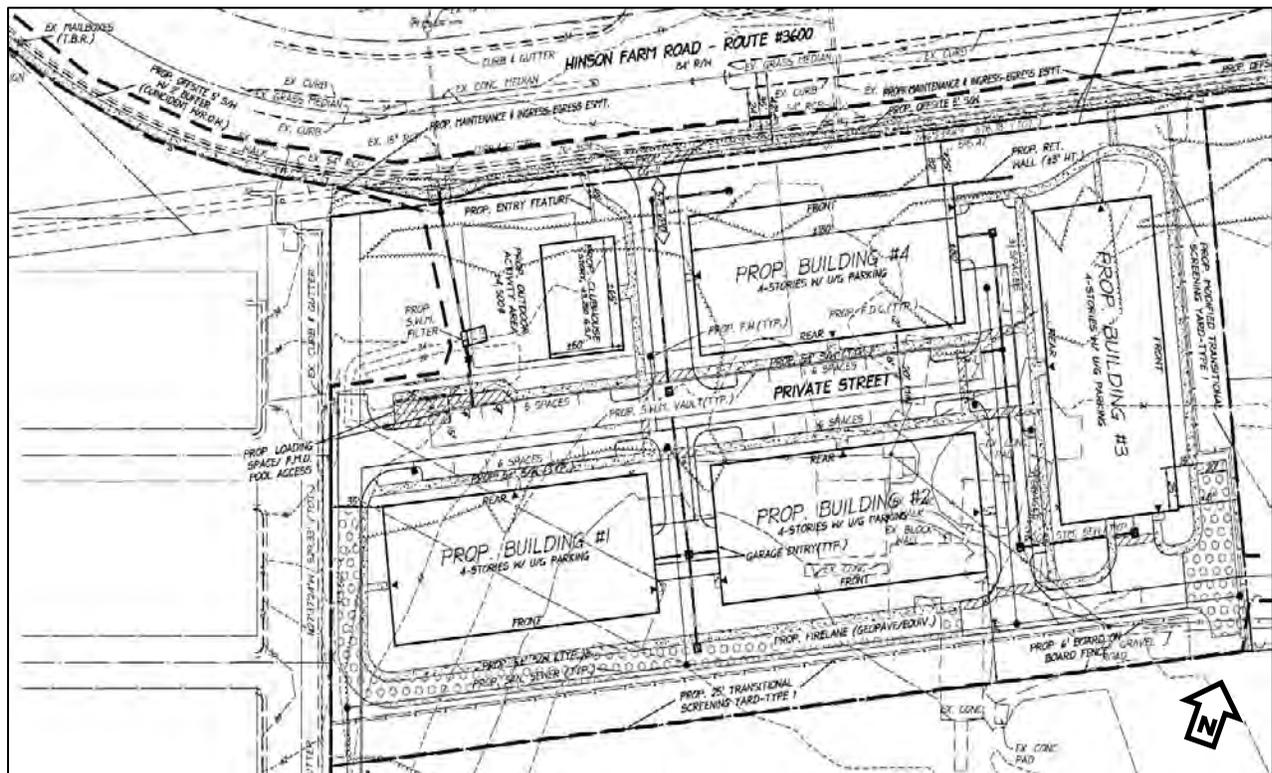


Figure 2- Site Layout; Source: GDP/SE Plat, Page 5

Vehicular access is via Hinson Farm Road to the north of the property. Three of the buildings (Buildings 1, 2 and 4) are oriented parallel and front towards the internal private street and Building 3 faces west. The PCA/SE/GDP plat depicts 33 surface parallel parking spaces along the internal private street and 32 parking spaces are proposed in the underground parking garage of each building; overall is a total of 161 spaces (that there are an additional 11 tandem parking spaces in the underground parking garage that are not counted towards the parking requirements). The applicant is providing one loading space on the property near the proposed clubhouse. Pedestrian access includes a 5-foot wide concrete sidewalk internal to the site along the private streets and a proposed 5-foot wide sidewalk along Hinson Farm Road.

Approximately 39 percent of the site will remain as open space, and landscaping will be added to screen the building along the northern property line along Hinson Farm Road. A total of 37,650 square feet of tree canopy area is proposed to be provided through tree planting and 4,163 square feet of canopy area is to be preserved. A variety of deciduous and evergreen trees will be planted to provide transitional screening along the southern and western boundaries of the area of development.

Stormwater quantity and quality requirements are proposed to be met through the use of an underground detention facility equipped with manufactured BMP (Best

Management Practices) treatment devices. The facilities will be located beneath portions of the central private street, with discharge to North Branch.

ANALYSIS

Proffer Condition Amendment

The applicant is requesting a Proffer Condition Amendment approval to remove 4.38 acres from the original zoning application RZ B-715 which rezoned the property to PDH-5. A previous interpretation dated August 29, 2013, reaffirms the previous interpretations for March 13, 2000; July 3, 1997; June 9, 1995; and May 28, 1993; that the 4.38 acres of the property, as proposed with this application, were not needed to meet the density requirements of the PDH-5 established under RZ B-715. The previous interpretations, existing dwelling units, open space and developed land were used to verify this conclusion.

Rezoning/Special Exception

The applicant is requesting a rezoning to rezone 4.38 acres from the PDH-5 District to the R-8 District to permit the development of an independent living facility with up to 128 units.

Land Use Analysis (Appendix 6)

The subject parcel is designated for residential uses with a density of 5-8 dwelling units per acre on the Comprehensive Plan Map. Staff requested a number of additional details to be shown to ensure that the proposed development meets the Comprehensive Plan guidance. The Comprehensive Plan, in the Policy Plan – Land Use Section pages 13-14, provides guidelines for this use:

Guidelines for Multifamily Residential Development for the Elderly:

Locational guidelines for housing for the elderly should recognize the needs of the elderly as well as site characteristics. With regard to residents for whom health and mobility have become a concern, guidelines for the location of multifamily residential development should be modified as described below. With regard to residential facilities such as congregate housing and nursing homes, which are designed to serve the elderly population in need of continuous medical/nursing care, these developments are less location sensitive than other elderly residential developments.

- 1. Public transportation and community services should be located within a reasonable walking distance and should be accessible via paved walkways that are lighted, secure, and well maintained. Crosswalks should be delineated, and adequate provisions should be made for crossing heavy traffic (e.g., pedestrian crossing signals). If neither public transportation nor community services are located within a short walking distance (i.e., a 5-7 minute walk), the elderly housing*

development should provide shuttle bus service which can offer residents comparable access to community services.

2. *The topography of the site, and that between the site and nearby destinations, should be taken into consideration when siting residential development for the elderly. Pedestrian facilities should not be located on slopes greater than 5-8%, and such maximum slopes should not be continuous for more than 75 feet.*

Staff also wanted to ensure that the on-site and off-site amenities would be attractive to the residents. The applicant provided additional deciduous trees and shrubs to improve the screening of the proposed outdoor activity area from Hinson Farm Road. In addition, the applicant provided an illustration of local off-site amenity areas, with their distance and walking time included to demonstrate the plethora of park areas nearby for the future residents use.

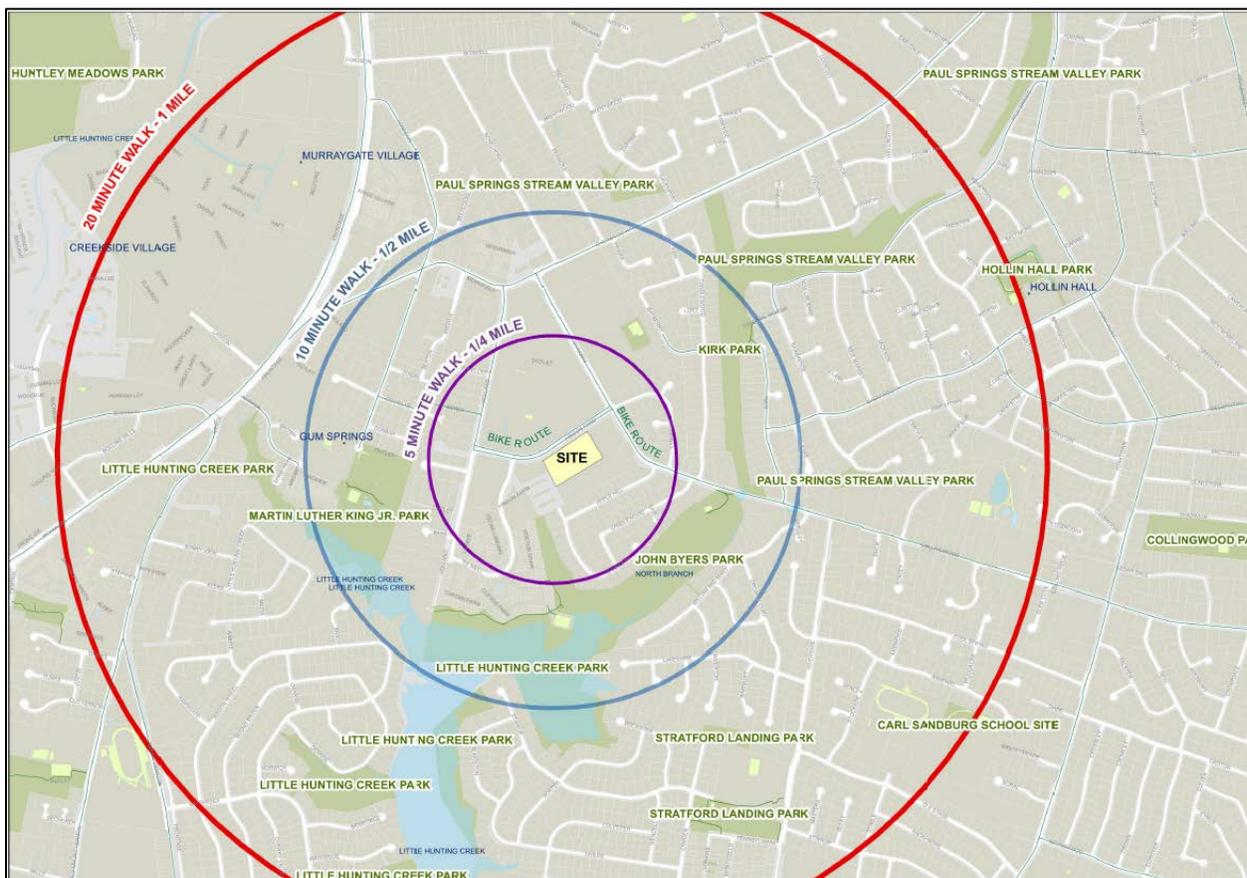


Figure 3- Distance and Walking Time to nearby Amenities; Source: Applicant

In addition, staff also requested that crosswalks be provided internally to promote pedestrian connectivity throughout the site. The applicant has shown two north-south crosswalks on the Private Street and one east-west crosswalk near Building 3. Staff believes these crosswalks enhance the walkability and safety of pedestrians on-site.

Staff believes that the applicant has provided sufficient details to address Paragraph 1 and 2 of the Policy Plan cited above.

3. *Safety and security are of particular concern to the elderly. To the extent possible, the architecture and site design for multifamily residential development for the elderly should incorporate features which reduce the potential for crime and enhance the security of residents.*

Staff wanted to ensure that all the building elevations were appropriate for a residential area and matched the character of the district, especially with the requested reduction of the minimum yards as discussed in more detail in the waivers and modifications section of this report. The applicant provided sample elevations of the front and side facades of each building as shown below. Staff believes the provided elevations are in character for this location.



Figure 4- Proposed Elevations; Source: Applicant

Environmental Analysis (Appendix 7)

Water Quality Protection and Best Management Practices

This property is situated within the Little Hunting Creek watershed and it approximately ¼ mile north of the North Branch of Little Hunting Creek Resource Protection Area and Environmental Quality Corridor. Staff recommends that the applicant include low impact techniques in the development proposal to reduce the amount of impervious surfaces. The applicant has added the geo-paving treatment to the proposed fire lanes on the south and eastern portions of the property. With this addition, staff believes this recommendation has been satisfied.

Tree Preservation

The applicant has proposed additional landscaping along Hinson Farm Road and has generally proposed adequate transitional screening areas, however additional landscaping should be provided to enhance the development.

Green Building Practices

The Policy Plan of the Comprehensive Plan incorporates guidance in support of the application of energy and water conservation and other green building practices in the design and construction of new development and redevelopment projects. Staff requests that the applicant provide a proffered commitment to support the County's green building policy that outlines details and timing of installation. The applicant has provided a proffer to meet this recommendation; therefore, staff believes this recommendation has been satisfied.

Transportation Analysis (Appendices 8 and 9)

Staff from the County's Department of Transportation (FCDOT) and the Virginia Department of Transportation (VDOT) recommend that the applicant construct a 200-foot left turn lane with a 100-foot taper on Hinson Farm Road at the site entrance. The development plan does not depict these improvements; however it appears that the turn lane could be accommodated within the existing center median. Staff has proposed a development condition to address this issue.

FCDOT and VDOT staff recommend that the applicant construct a sidewalk along the south side of Hinson Farm Road from Tis Well Drive to Parkers Lane. Staff recommends that the sidewalk be a 5-foot sidewalk with a 4-foot grass buffer adjacent to VDOT standard right-of-way (ROW) to the north if available, and a 5-foot wide sidewalk and a 2-foot grass buffer where ROW is limited. The applicant has proposed a 5-foot wide sidewalk along the frontage of Hinson Farm Road and has tapered the grass buffer to a 2-foot minimum where the ROW is limited on the western side of the property. Staff has included a development condition to address this concern and has

proposed that at-grade and ADA compliant ramps be included in this construction. Therefore, staff believes that the applicant has met this provision.

VDOT staff requested the entrance along Hinson Farm Road be shifted so that it aligns with the hospital entrance to the north. The applicant has revised the proposal to meet this request.

Stormwater Analysis (Appendix 10)

Stormwater quality requirements will be addressed through the use of one a storm filter and offsite nutrient credits. Stormwater quantity requirements will be addressed with the inclusion of an underground detention facility. The facility is proposed to be located beneath portions of internal private street. The facility discharges to an existing storm sewer system and then in a south-westerly direction down Hinson Farm Road.

Urban Forestry Management Division (UFMD) Analysis (Appendix 11)

Staff notes that a large portion of the site consists of open field and horse pasture with trees along the perimeter. The site also contains an existing stand of upland hardwood forest trees containing Willow Oaks on the northwest corner of the property.

The applicant has indicated that a tree deviation of the tree preservation target layout will be reviewed at the time of site plan. The applicant's deviation request is included in the GDP/SE Plat.

Staff recommends that additional landscaping and potentially a garden area be incorporated to the site design. Staff has proposed a development condition for a landscaped garden area to be added to the site design.

Staff notes that the parking lot calculations may not be accurate and are therefore affecting the number of parking lot landscaping and trees. Staff recommends that the numbers be reviewed and updated at the time of site plan submission. A proposed development condition has been included to address this concern.

Staff recommends that all landscape islands that provide trees for the interior parking lot landscaping be a minimum of 8 feet in width. A proposed development condition has been included to address this concern.

A fire access path is depicted through the southern side of the eastern transitional screening area, which is discussed in more detail in the waivers and modifications section of this report.

Finally, staff recommends a number of proffers be included to preserve the health of the exiting trees and to provide for additional landscaping.

Park Authority (Appendix 12)

With the Countywide Comprehensive Policy Plan as a guide (Appendix 6, #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 or upgrade facilities needed as the population increases. To offset the additional impact caused by the proposed development, the Park Authority recommends a contribution of \$171,456 for recreational facility development at one or more park sites located within the service area of the subject property. This is based on an average of a senior adult independent household size of 1.5, the development could add 192 new residents (128 new units x 1.5 = 192) to the Mount Vernon Supervisory District. While the applicant has proposed to contribute \$75,000 to the Park Authority, this contribution does not fully address the Park Authority's recommendation and therefore this issue remains outstanding.

It is further recommended that the applicant enhance on-site recreational facilities. The applicant has proposed a 5-foot wide sidewalk behind Buildings 1 and 2 along the southern property line, and also along the rear of Building 3 to incorporate a trail to be used as an on-site recreational facility. A picnic area and outdoor recreation area are proposed on the northwest corner of the property. Staff has proposed a development condition which lists the type of recreation facilities to be included in the recreation area. In addition, the applicant has provided sidewalk connections to the east and west of the property along Hinson Farm Road. Therefore staff believes that the applicant has satisfied this request.

Staff requested that the applicant provide a Phase I Archeological Survey. The applicant has ordered a Phase I Archeological Survey and will submit to the Park Authority when completed. The applicant has included a proffer to address this concern.

Park Authority staff echoed the concerns of UFMD on the proposed installation of non-invasive species in the landscaping. Staff has proposed a development condition to ensure this provision is met.

Staff additionally recommended that the applicant proffer dedicate the remaining 6.9 acres of the total 11.3 acres of the parcel to the Park Authority. The residual 6.9 acres is not part of the request. The applicant has chosen not to dedicate the remaining property to the Park Authority.

General Special Exception Standards (Sect. 9-006)

All special exception uses shall satisfy the following general standards:

1. *The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.*

As stated in the previous section of this report, staff believes the application is in harmony with the comprehensive plan.

2. *The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.*

As mentioned previously, the applicant is requesting a rezoning application to rezone to R-8, which is established to provide for higher density single family dwellings and other selected uses. Independent living facilities are permitted as quasi-public uses with Special Exception approval. The proposed facility is located and designed to be compatible with the hospital to the north, the medical offices to the west and has provided sufficient transitional screening areas to the residential neighborhoods to the east and south. The proposed facility meets the bulk regulations for the R-8 District as analyzed below.

3. *The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.*

The applicant has chosen to develop a 4.38 acre portion of the site closest to the hospital and medical offices and furthest from the residential areas to the east and south. The four buildings are proposed to have a maximum height of 55 feet (please see the waivers and modifications section of this report for further analysis). In addition, the applicant has provided transitional screening areas with varied landscaping to reduce the visual effect of the buildings on the surrounding neighborhood properties. Therefore, staff believes that the design of the proposed development will be harmonious with and will not adversely affect the use or development of the neighboring properties.

4. *The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.*

As stated in an earlier section of this report, subject to the development conditions for the left turn lane, staff believes this standard would be addressed.

5. *In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.*

Article 13 requires a 35-foot wide transitional screening yard and a barrier between an independent living facility and single family detached dwellings to the east and south. During staff's review, the Urban Forest Management Division made a number of recommendations, as previously mentioned. Transitional screening and barrier requirements are further discussed in the Waivers and Modifications section of this report.

6. *Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.*

The Zoning Ordinance requires that an independent living facility provide a minimum open space requirement of 25 percent. The PCA/SE/GDP Plat indicates that 39 percent of the site will remain as open space and therefore staff believes the applicant meets this provision.

7. *Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.*

The PCA/SE/GDP Plat depicts parking in conformance with the Zoning Ordinance requirements, including 161 parking spaces where 65 spaces are required. The applicant is requesting a modification for the loading space requirement. Please see the Waivers and Modifications section of this report for further analysis.

Stormwater quality requirements will be addressed through the use of one a storm filter and offsite nutrient credits. Stormwater quantity requirements will be addressed with the inclusion of an underground detention facility. The facility is proposed to be located beneath portions of internal private street. The facility discharges to an existing storm sewer system and then in a south-westerly direction down Hinson Farm Road (Appendix 10).

This site is located in the Little Hunting Creek watershed and would be serviced by the Noman Cole Pollution Control Plant. Based on current and committed flow there is excess capacity. An existing 8-inch sewer line located in Chancery Court is adequate for the proposed use (Appendix 13).

The property is currently not served by Fairfax Water. However, adequate domestic water service is available for the site from an existing 8-inch water main in Chancery Court (Appendix 14).

The Fire and Rescue Department (FRD) requested a contribution for the cost of two preemption devices for nearby traffic signals (Appendix 15). Due to the increased density and congestion in the county, these devices will assist the Fire and Rescue Department to meet response time goals for emergency incidents. In addition, these devices improve both civilian and firefighter safety by reducing the potential for accidents at intersections. The independent living facility use could generate additional Fire and Rescue emergency service calls. Therefore, staff recommends that the developer proffer the cost of two preemption devices for traffic signals (\$10,000 each) located along the primary travel routes from the two closest fire stations. The applicant has proffered to provide a contribution of \$10,000 only sufficient for one preemption device; therefore this issue remains outstanding.

8. *Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.*

Signage would be subject to the Zoning Ordinance.

In staff's opinion, the applicant's request satisfies all of the General Special Exception Standards with the adoption of the proposed development conditions and proffers.

General Standards for All Category 3 Uses (Sect. 9-304)

In addition to the general standards set forth in Sect. 006 above, all Category 3 special exception uses shall satisfy the Standards in Section 9-304 which in summary states that all uses shall comply with the lot size requirements of the zoning district in which located; all uses shall comply with the bulk regulations of the zoning district in which located; all uses shall comply with the performance standards specified for the zoning district in which located; before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

As identified in the table on the next page, the lot size requirements and bulk regulations of the R-8 District are met, with the exception of modification and waiver requests.

Standards for R-8 District / SE 9-306 Regulations		
Standard	Required	Proposed
Min. District Size > 5 acres	5 acres	4.38 acres ¹
Min. lot width	75 ft.	630 ft.
Front yard	30° Angle of Bulk Plane (ABP), not less than 30 ft. ²	25 ft. ¹
Side yard	25° ABP, not less than 30 ft. ³	41 ft, 35 ft. ¹
Rear yard	25° ABP, not less than 25 ft. ²	64 ft.
Max. building height	50 ft. ⁴	55 ft. ¹
Density	8 dwelling units/acre (du/ac)	29.2 du/ac ⁵
Parking spaces	1 space/4 units (32 total in underground garages) + 1 space/employee (33 max at one time on surface parking)= 65 spaces	128 in garage and 33 surface parking = 161 spaces
Loading	1 space/first 10,000 SF + 1/ea. additional 100,000 SF or major fraction = 4 spaces	1 space ¹

1. Waiver Requested by the applicant.
2. Angle of Bulk Plane is based on Par. 10 B of Sect. 9-306 of the Zoning Ordinance.
3. Angle of Bulk Plane is based on Par. 10 A of Sect. 9-306 of the Zoning Ordinance.
4. The maximum building height for an independent living facility is based on Par. 9 of Sect. 9-306 of the Zoning Ordinance.
5. The density is based on Par. 6 of Sect. 9-306.

The proposed use will be required to comply with the performance standards of Article 14 of the Zoning Ordinance, and a proposed condition requires such as conformance for all lighting. The proposed development will be subject to site plan requirements.

Additional Standards for Independent Living Facilities (Sect. 9-306)

1. Housing and general care shall be provided only for persons who are sixty-two (62) years of age or over...An independent living facility may also provide for a resident care provider(s), subject to the provisions of this Section...The owner/manager of the facility shall be responsible for ensuring compliance with this occupancy criterion and shall, upon specific request by the Zoning Administrator, provide a copy of the document(s) used to verify occupancy qualifications of residents, live-in aides, and/or care providers.

The applicant is requesting a waiver of the age limitations to allow persons of 55 years and older to live in the proposed development. Please see the Waivers and Modifications section of this report for further analysis.

2. The Board specifically shall find that applications under this Section adequately and satisfactorily take into account the needs of elderly persons and/or persons with handicaps (disabilities) for transportation, shopping, health, recreational and other similar such facilities and shall consider any specific facility maintenance and operating requirements to ensure that the facility meets the needs of the residents and is compatible with the neighborhood. The Board shall impose such reasonable conditions upon any exception granted as may be necessary or expedient to insure provisions of such facilities.

The applicant has demonstrated that they are addressing the needs of elderly persons by providing on-site amenities such as a walking trail, clubhouse and picnic area, and have shown a contextual plan on Sheet 5A of the GDP/SE Plat that locates the property and the walking distances and times to off-site parks. In addition, the close proximity of the hospital across Hinson Farm Road and the medical offices to the west, along with provided sidewalks, allow future residents the ability to walk to these nearby resources. The proposed independent living facility would complement and provide an appropriate transitional use from the medical facilities to the nearby single family detached dwellings. Furthermore, the applicant has committed to providing 15 percent of the total number of dwelling units (20 units) to meet the County Affordable Dwelling Unit program. Therefore, staff believes the proposed application meets this provision.

3. The Board shall find that such development shall be compatible with the surrounding neighborhood, shall not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use and shall not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

As previously discussed, staff has shown that the proposed development will be compatible with the surrounding neighborhood and not be detrimental to the uses or improvements to the area.

4. To assist in assessing whether the overall intensity of the proposed use is consistent with the scale of the surrounding neighborhood, the total gross floor area, including the dwelling unit area and all non-dwelling unit areas, the floor area ratio and the number of dwelling units shall be shown on the plat submitted with the application.

These parameters are listed on Sheet 1 of the PCA/SE/GDP. The proposed use would include 128 units of which 20 would be affordable dwelling units on a 4.38 acre site. The total gross floor area(GFA) is 234,000 square feet; 200,000 square feet of GFA is comprised of the dwelling unit area and 38,250 square feet of GFA is comprised of non-dwelling unit area. In addition the total floor area ratio is 1.25. Therefore, staff believes that the applicant meets this provision.

5. *No such use shall be established except on a parcel of land fronting on, and with direct access to, a collector street or major thoroughfare.*

The applicant is requesting a waiver of this requirement, as Hinson Farm Road is not considered a collector street or major thoroughfare. Additional analysis is provided in the Waivers and Modifications section of this staff report.

6. *The density of such use shall be based upon the density of the land use recommendation set forth in the adopted comprehensive plan and as further modified by the corresponding multiplier and open space requirements set forth in the schedule provided below.*

The Comprehensive Plan recommends 5-8 dwelling units per acre (du/ac) and a multiplier of four is allowed. The applicant is providing 128 dwelling units on a 4.38 acres site with 29.2 du/ac. As required by this section, the applicant is providing 15 percent (20 units) of the total number of dwelling units (128 units) as affordable dwellings as part of the Affordable Dwelling Unit Program. The application meets the requirements of this standard. In addition, the proposed development exceeds the requirement open space, as previously discussed.

7. *Independent living facilities may include assisted living facilities and skilled nursing facilities designed solely for the residents as an accessory use.*

This application does not propose inclusion of such facilities and therefore, this provision is not applicable.

8. *All facilities of the development shall be solely for the use of the residents, employees and invited guests, but not for the general public.*

The clubhouse, outdoor activity area, picnic area and onsite sidewalks will be solely for use by the development's residents.

9. *In residential districts, the maximum building height shall be 50 feet.*

The applicant is requesting a modification in building height to allow the four 4-story buildings to be a maximum of 55 feet in height. Additional analysis is provided in the Waivers and Modifications section of this staff report.

10. *The minimum front, side and rear yard requirements shall be as follows:*

- A. *50 feet adjacent to area of the Comprehensive Plan of up to 8 du/ac.*
- B. *30 feet adjacent to an area of the Comprehensive Plan of greater than 8 du/ac.*

The applicant is requesting a modification of the required minimum yards of 50 feet along the south and eastern lot lines and 30 feet to the medical offices to the west. Additional analysis is provided in the Waivers and Modifications section of this staff report.

11. *Transitional screening shall be provided in accordance with the provisions of Article 13, and for the purpose of that Article, an independent living facility shall be deemed a multiple family dwelling.*

The applicant is requesting modification of the transitional screening along the southeastern corner. Additional analysis is provided in the Waivers and Modifications section of this staff report.

12. *The provisions of Par. 6 above shall not be applicable to proffered rezoning and approved special exception applications or amendments thereto approved prior to May 20, 2003 or for special exception applications approved prior to May 20, 2003 for which a request for additional time to commence construction is subsequently requested.*

This provision is not applicable.

13. *Live-in aides, shall not be subject to the income limitations and/or the age/disability occupancy requirements set forth in this Section.*

The applicant has acknowledged this provision.

14. *Resident care providers, may be provided in independent living facilities limited to not more than twenty-five (25) percent of the total number of dwelling units within the facility. Such resident care providers shall not be subject to the income limitations and/or age/disability occupancy requirements set forth in this Section; however, rental occupancy shall be limited to a maximum six (6) month term.*

The applicant has acknowledged this provision.

15. *For independent living facilities for low income tenants in which not less than seventy(70) percent of the dwelling units are to be provided for those residents whose annual household income is not more than fifty (50) percent of the median income for the Washington Metropolitan Statistical Area (WMSA) and not more than thirty (30) percent of the dwelling units are provided for residents whose annual income is not more than seventy (70) percent of the median income for the WMSA, the following additional standards shall also apply:*

This provision is not applicable to the proposed development.

WAIVERS AND MODIFICATIONS

Waiver of minimum district size

The applicant is requesting a waiver of the minimum district size of five acres as required by Sect. 3-806 of the Zoning Ordinance. The applicant's proposal currently is 4.38 acres. The most impacted properties would be to the north, which is a hospital and to the west which are medical offices and do not require any transitional screening. The properties to the east and south are the residual portion of the 11.6 acres site. Staff does not object to this waiver request.

Modification of the age requirement

The applicant is requesting a modification of the minimum age requirement of 62 years as required by Par. 1 of Sect. 9-306 of the Zoning Ordinance. The applicant has noted in their statement of justification that the Comprehensive Plan, as well as recently adopted 50+ Action Plan by the Board of Supervisors, support the need for senior housing in the County as well as a reduction in the minimum age requirement. In addition, the applicant has provided on-site amenities including a clubhouse, picnic area, and walking trail to promote an active lifestyle as well as providing graphics that depict the distance and walking time to nearby parks. Therefore, staff does not object to this waiver request.

Waiver of Direct Access

The applicant is requesting a waiver of the direct access requirement to a collector street or a major thoroughfare of Par. 5 of Sect. 9-306 of the Zoning Ordinance. The applicant has proposed access to Hinson Farm Road, which is not classified as a collector street or a major thoroughfare. Staff believes that the density and adjacent land uses, including a hospital and medical offices, are similar to this proposed use; therefore, staff does not object to this waiver.

Wavier of the eastern minimum side yard requirement

The applicant is requesting a modification of the minimum side yard requirement of 50 feet as required in Par. 10A of Sect. 9-306 of the Zoning Ordinance. The applicant is providing an eastern minimum side yard of 41 feet. Two new residential lots to the east of the site and to be included with a future FDPA application. The owners of this site, owns the land to the east. Due to the necessity to include fire truck access to the rear of the building, the full transitional screening is not being provided closest to Lot 2. Staff would prefer the full setback and screening. However, staff does not object because of the large size of these future lots.

Modification of the minimum front yard requirement

The applicant is requesting a modification of the front yard setback of 30 feet as required by Par. 10B of Sect. 9-306 of the Zoning Ordinance. The applicant is providing a minimum yard 25 feet from the property line to the building, but the distance from the building to the right-of-way along Hinson Farm Road is 32 feet.

Modification of the maximum building height

The applicant is requesting a modification of the maximum building height of 50 feet as required by Par. 9 of Sect. 9-306 of the Zoning Ordinance. The applicant is proposing the four-story buildings to have a maximum height of 55 feet. The applicant notes in the statement of justification that the proposal includes underground parking to decrease surface parking and the proposed R-8 District allows a height of 65 feet for this use. The proposed development is across the street from a 6-story hospital and is to the west of 2-story medical offices. Staff believes this proposed height is in character with the nearby uses and therefore staff does not object to this request.

Modification of the required loading spaces

The applicant is requesting a modification on the number of loading spaces required by Sect. 11-203 of the Zoning Ordinance. The required number of loading spaces is four. The applicant is proposing one loading space on the northwestern portion of the private street just south of the picnic and tree preservation area. Staff does not believe that this waiver should be granted. The location of the one proposed loading space only adequately services Building 1 and does not provide services to the other three buildings. In addition, this loading space may conflict with the required access to the pool. Revisions could be made to the development plan by removing surface parking in order to adequately provide additional loading spaces.

Modification of the Transitional and Screening and Barrier Requirements

The applicant requests modifications of Sects 13-303 and 13-304 of the Zoning Ordinance of the transitional screening and barrier requirements in favor of the landscaping and barriers shown on the eastern area of the site on the GDP/SE Plat. With the proposed plan set, the applicant is including a fire access path through the southern side of the eastern transitional screening area. Staff recommends that the applicant provide the full transitional screening area along the eastern property line or provide justification for the modification request. Staff recommends that the transitional screening matrix tabulations be recalculated to account for the entire transitional screening area length, including the proposed fire access path. Staff further recommends that if the transitional screening area is modified that the applicant should provide evergreens on the southeastern side of the building. The applicant has satisfactorily addressed and provided justification to the above standards. Therefore, staff does not object to this waiver.

CONCLUSIONS AND RECOMMENDATIONS

Staff has requested that the applicant construct a left turn lane into the site heading westbound on Hinson Farm Road. Staff notes that there is an adequate median for which the turn lane could be constructed. This issue remains outstanding. However, staff believes with a proposed development condition to construct this turn lane, that the application meets the provision of the Zoning Ordinance.

Staff recommends that the applicant proffer to contribute \$171,456 to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property to offset the additional impact caused by the proposed development. The applicant has proposed to contribute \$75,000 to the Park Authority. This issue remains outstanding.

Staff recommends that the developer proffer the cost of two preemption devices for traffic signals (\$10,000 each) located along the primary travel routes from the two closest fire stations. The applicant has proffered to provide a contribution of \$10,000 only sufficient for one preemption device; therefore this issue remains outstanding.

With the additional staff proposed development conditions and proffers submitted by the applicant, the issues of green building commitments, Park Authority recreation details, as well as, landscaping and transitional screening can be adequately addressed and resolved through the proposed proffers and development conditions. Therefore, staff believes that the subject application is in harmony with the Comprehensive Plan and meets relevant Zoning Ordinance provisions.

Staff recommends approval of PCA B-715 to remove 4.38 acres from the original zoning application B-715 approved for PDH-5.

Staff recommends approval of RZ 2015-MV-015 to rezone the property from the PDH-5 District to the R-8 District to permit a special exception to allow the construction of four 4-story independent living facility buildings, subject to the proffers contained in Appendix 1.

Staff recommends approval of SE 2015-MV-030, to permit four 4-story buildings as an independent living facility for 128 units and a 3,250 square foot club house and associated parking, subject to the proposed development conditions contained in Appendix 2.

Staff recommends approval of the following waivers and modifications:

- Modification of Sect. 3-806 of the Zoning Ordinance for a 5 acre minimum district size to permit 4.38 acres.

- Modification of the age requirement listed in Par. 1 of Sect. 9-306 of the Zoning Ordinance from 62 years of age to 55 years of age.
- Waiver of the direct access requirement to a collector street or a major thoroughfare in Par. 9 of Sect. 9-306 of the Zoning Ordinance.
- Modification of the maximum building height listed in Par. 9 of Sect. 9-306 of the Zoning Ordinance from 50 feet to 55 feet.
- Modification of the eastern minimum side yard requirement contained in Par. 10A of Sect. 9-306 from 50 feet to 41 feet.
- Modification of the minimum front yard requirements contained in Par. 10 B of Sect. 9-306 of the Zoning Ordinance from 30 feet to 25 feet.
- Modification of the transitional screening and barrier requirements in Sects. 13-303 and 13-304 of the Zoning Ordinance to permit landscaping and barriers as shown on the GDP/SE Plat.

Staff recommends denial of the following modification:

- Modification of the required loading space requirement listed in Sect. 11-203 of the Zoning Ordinance.

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

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

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

APPENDICES

1. Proposed Proffers
2. Proposed Development Conditions
3. Applicant's Statement of Justification
4. Affidavits
5. Related Zoning Ordinance Interpretations
6. Land Use Analysis
7. Environment and Development Review Branch Review

8. Fairfax County Department of Transportation Review
9. Virginia Department of Transportation Review
10. Stormwater Review
11. Urban Forest Management Division Review
12. Fairfax County Park Authority Review
13. Sanitary Sewer Analysis
14. Fairfax Water Analysis
15. Fire and Rescue Department Review
16. Zoning Ordinance Provisions
17. Glossary of Terms

**Proffered Conditions
L&F Bock Farm, LLC
RZ 2015-MV-015
March 22, 2016
May 18, 2016
June 14, 2016
June 17, 2016**

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, the undersigned Owners and Applicant, in this rezoning proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Map as Tax Map Reference 102-1((1))3c, part (hereinafter referred to as the “Property”) will be in accordance with the following conditions (the “Proffered Conditions”), if and only if, said rezoning request for the R-8 Zoning District is granted. In the event said rezoning request is denied, these Proffered Conditions shall be null and void. The Owners and the Applicant, for themselves, their successors and assigns hereby agree that these Proffered Conditions shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia, in accordance with applicable County and State statutory procedures. The Proffered Conditions are:

I. GENERAL

1. Substantial Conformance. Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the “Zoning Ordinance”), development of the Property shall be in substantial conformance with the Generalized Development Plan (GDP), prepared by LDC, dated May 2015, revised through June 21, 2016.

II. ENVIRONMENTAL

2. Green Building. The Applicant shall install the following elements in each unit: ENERGY STAR appliances, fixtures, and building components and energy efficient heating and cooling systems that meet the 2012 IECC (International Energy Conservation Code) minimum requirements. The Applicant shall also only utilize adhesives and sealants that comply with the requirements listed in LEED-NC (Version 2009) IEQ Credit 4.1., only use paints and coatings that comply with the requirements listed in LEED-NC (Version 2009) IEQ Credit 4.2, only use flooring systems that comply with the requirements listed in LEED-NC (Version 2009) IEQ Credit 4.3., and only composite wood and agrifiber products that comply with the requirements listed in LEED-NC (Version 2009) IEQ Credit 4.4.
3. Phase 1 Archaeological. Prior to any land disturbing activities on the Property, Applicant shall conduct a Phase I archaeological study within the limits of clearing and grading on the Property and provide the results of such study to the Cultural Resources Management and Protection Branch of the Fairfax County Park Authority (CRMP) for review and

approval. If CRMP has not responded in writing within thirty (30) days of receipt of the study, the Phase I archaeological study shall be deemed approved. The study shall be conducted by a qualified archaeological professional. No land disturbance activities shall be conducted until this study is approved by CRMP or until 30 days from receipt have elapsed without a written response from CRMP. If the Phase I study concludes that an additional Phase II study of the Property is warranted, the Applicant shall complete said study and provide the results to (CRMP); however, submission of the Phase II study to (CRMP) shall not be a pre-condition of Subdivision Plan approval or recordation of the same.

4. Invasive Species Management Plan: An invasive species management plan shall be submitted as part of the first and all subsequent site plan submissions detailing how the invasive and undesirable vegetation will be removed and managed. The detailed invasive species management plan shall include the following information:
 - Identify targeted undesirable and invasive plant species to be suppressed and managed.
 - Identify targeted area of undesirable and invasive plant management plan, which shall be clearly identified on the landscape or tree preservation plan.
 - Recommended government and industry method(s) of management, i.e. hand removal, mechanical equipment, chemical control, other. Identify potential impacts of recommended method(s) on surrounding trees and vegetation not targeted for suppression/management and identify how these trees and vegetation will be protected (for example, if mechanical equipment is proposed in save area, what will be the impacts to trees identified for preservation and how will these impacts be reduced).
 - Identify how targeted species will be disposed.
 - 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 Project Arborist).
 - Provide information regarding timing of treatments, (hand removal, mechanical equipment or chemical treatments) when will treatments begin and end during a season and proposed frequency of treatments per season.
 - Identify potential areas of reforestation and provide recommendation
 - Monthly monitoring reports provided to UFMD and SDID staff.
 - Duration of management program; until Bond release or release of Conservation Deposit or prior to release if targeted plant(s) appear to be eliminated based on documentation provided by Project Arborist and an inspection by UFMD staff.
5. Tree Preservation: The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of UFMD.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees located within the tree save area living or dead with trunks 12 inches

in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) and 25 feet outside of the proposed limits of clearing, in the undisturbed 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 RZ/FDP and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. 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, airspading within the critical root zone to incorporate the application of compost and bio-char shall be included in the plan.

6. Tree Preservation Walk-Through. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's Certified Arborist or Registered Consulting Arborist shall walk the limits of clearing and grading with an UFM, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.
7. Limits of Clearing and Grading: 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.
8. Tree Preservation Fencing: All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees

shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets.

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, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.

9. Root Pruning: The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:
 - Root pruning shall be done with a trencher or vibratory plow to a depth of 18 - 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.
 - An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.
10. 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.
11. Landscape Pre-Inspection Meeting: Prior to installation of plants to meet requirements of the approved landscape plan, the Contractor/Developer shall coordinate a pre-installation meeting on site with the landscape contractor and a representative of the County Urban Forest Management Division (UFMD). Any proposed changes to the location of planting, size of trees/shrubs, and any proposed plant substitutions for species specified on the approved plan shall be reviewed at this time and must be approved prior to planting. The installation of plants not specified on the approved plan, and not previously approved by UFMD, may require submission of a revision to the landscape plan or removal and replacement with approved material.

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

12. Native Species Landscaping: All landscaping provided shall be native to the middle Atlantic region to the extent feasible and non-invasive as determined by UFMD. In addition, the quality and quantity of landscaping provided shall be in substantial conformance with the RZ/FDP.

13. Soil Remediation For Compacted Areas Where Planting Is Proposed Such As The Gravel Driveway: A soil remediation plan shall be developed that addresses how soil compaction will be mitigated within the entire planting area (not only planting holes) to create a favorable planting condition to a depth of 18-24 inches within areas of compacted soil. The type, quantity, and quality of compost and topsoil to be used in accordance with the following criteria shall be specified. For more information please refer to the ANSI A300 Part 2: Tree, Shrub, and Other Woody Plant Management – Standard Practices (Soil Management a. Modification, b. Fertilization, and c. Drainage) along with the supplemental BMP for “Soil Management for Urban Trees.”
 - a. Compost shall be derived from plant material and provided by a member of the U.S. Composting Seal of Testing Assurance (STA) program.
 - b. The compost shall be the result of the biological degradation and transformation of plant derived materials under conditions that promote anaerobic decomposition. The material shall be well composted, free of viable weed seeds, and stable with regard to oxygen consumption and carbon dioxide generation. The compost shall have a moisture content that has no visible free water or dust produced when handling the material. It shall meet the following criteria as reported by the U.S. Council STA Compost Technical Data Sheet Provided by the vendor:
 - i. 100% of the material must pass through a half inch screen
 - ii. The pH of the material shall be between 5.5 and 7
 - iii. Manufactured inert material (plastic, concrete, ceramics, metal, etc.) shall be less than 10% by weight
 - iv. The organic matter content shall be between 35% and 65%
 - v. Soluble salt content shall be less than 6.0 mmhos/cm
 - vi. Maturity should be greater than 80%
 - vii. Stability shall be 7 or less
 - viii. Carbon/nitrogen ratio shall be less than 25:1
 - ix. Trace metal test result = “pass”The compost must have a dry bulk density ranging from 40 to 50 lbs./cu.ft

III. CONTRIBUTIONS

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IV. TRANSPORTATION

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Successors and Assigns

These proffers shall bind and inure to the benefit of the Applicant and his/her successors and assigns.

Counterparts

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

TITLE OWNERS AND APPLICANTS SIGNATURES TO FOLLOW ON THE NEXT PAGE:

William P. Bock
Co-Owner

Name: _____
Co-Owner of 102-1((1))3C

Valeria A. Bock
Co-Owner

Name: _____
Co-Owner of 102-1((1))3C

L&F Bock Farm, L.L.C.
Contract Purchaser of 102-1((1))3C, part

By: _____

Name: _____

Title: _____

Proffered Conditions
L&F Bock Farm, LLC
RZ 2015-MV-015
March 22, 2016
May 18, 2016
June 14, 2016
June 17, 2016

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, the undersigned Owners and Applicant, in this rezoning proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Map as Tax Map Reference 102-1((1))3c, part (hereinafter referred to as the “Property”) will be in accordance with the following conditions (the “Proffered Conditions”), if and only if, said rezoning request for the R-8 Zoning District is granted. In the event said rezoning request is denied, these Proffered Conditions shall be null and void. The Owners and the Applicant, for themselves, their successors and assigns hereby agree that these Proffered Conditions shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia, in accordance with applicable County and State statutory procedures. The Proffered Conditions are:

I. GENERAL

1. Substantial Conformance. Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the “Zoning Ordinance”), development of the Property shall be in substantial conformance with the Generalized Development Plan (GDP), prepared by LDC, dated May 2015, revised through June 21, 2016.

II. ENVIRONMENTAL

2. Green Building. The Applicant shall install the following elements in each unit: ENERGY STAR appliances, fixtures, and building components and energy efficient heating and cooling systems that meet the 2012 IECC (International Energy Conservation Code) minimum requirements. The Applicant shall also only utilize adhesives and sealants that comply with the requirements listed in LEED-NC (Version 2009) IEQ Credit 4.1., only use paints and coatings that comply with the requirements listed in LEED-NC (Version 2009) IEQ Credit 4.2, only use flooring systems that comply with the requirements listed in LEED-NC (Version 2009) IEQ Credit 4.3., and only composite wood and agrifiber products that comply with the requirements listed in LEED-NC (Version 2009) IEQ Credit 4.4.
3. Phase 1 Archaeological. Prior to any land disturbing activities on the Property, Applicant shall conduct a Phase I archaeological study within the limits of clearing and grading on the Property and provide the results of such study to the Cultural Resources Management and Protection Branch of the Fairfax County Park Authority (CRMP) for review and

approval. If CRMP has not responded in writing within thirty (30) days of receipt of the study, the Phase I archaeological study shall be deemed approved. The study shall be conducted by a qualified archaeological professional. No land disturbance activities shall be conducted until this study is approved by CRMP or until 30 days from receipt have elapsed without a written response from CRMP. If the Phase I study concludes that an additional Phase II study of the Property is warranted, the Applicant shall complete said study and provide the results to (CRMP); however, submission of the Phase II study to (CRMP) shall not be a pre-condition of Subdivision Plan approval or recordation of the same.

4. Invasive Species Management Plan: An invasive species management plan shall be submitted as part of the first and all subsequent site plan submissions detailing how the invasive and undesirable vegetation will be removed and managed. The detailed invasive species management plan shall include the following information:
 - Identify targeted undesirable and invasive plant species to be suppressed and managed.
 - Identify targeted area of undesirable and invasive plant management plan, which shall be clearly identified on the landscape or tree preservation plan.
 - Recommended government and industry method(s) of management, i.e. hand removal, mechanical equipment, chemical control, other. Identify potential impacts of recommended method(s) on surrounding trees and vegetation not targeted for suppression/management and identify how these trees and vegetation will be protected (for example, if mechanical equipment is proposed in save area, what will be the impacts to trees identified for preservation and how will these impacts be reduced).
 - Identify how targeted species will be disposed.
 - 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 Project Arborist).
 - Provide information regarding timing of treatments, (hand removal, mechanical equipment or chemical treatments) when will treatments begin and end during a season and proposed frequency of treatments per season.
 - Identify potential areas of reforestation and provide recommendation
 - Monthly monitoring reports provided to UFMD and SDID staff.
 - Duration of management program; until Bond release or release of Conservation Deposit or prior to release if targeted plant(s) appear to be eliminated based on documentation provided by Project Arborist and an inspection by UFMD staff.
5. Tree Preservation: The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of UFMD.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees located within the tree save area living or dead with trunks 12 inches

in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) and 25 feet outside of the proposed limits of clearing, in the undisturbed 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 RZ/FDP and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. 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, airspading within the critical root zone to incorporate the application of compost and bio-char shall be included in the plan.

6. Tree Preservation Walk-Through. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's Certified Arborist or Registered Consulting Arborist shall walk the limits of clearing and grading with an UFM, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.
7. Limits of Clearing and Grading: 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.
8. Tree Preservation Fencing: All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees

shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets.

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, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.

9. Root Pruning: The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:
 - Root pruning shall be done with a trencher or vibratory plow to a depth of 18 - 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.
 - An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.
10. 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.
11. Landscape Pre-Inspection Meeting: Prior to installation of plants to meet requirements of the approved landscape plan, the Contractor/Developer shall coordinate a pre-installation meeting on site with the landscape contractor and a representative of the County Urban Forest Management Division (UFMD). Any proposed changes to the location of planting, size of trees/shrubs, and any proposed plant substitutions for species specified on the approved plan shall be reviewed at this time and must be approved prior to planting. The installation of plants not specified on the approved plan, and not previously approved by UFMD, may require submission of a revision to the landscape plan or removal and replacement with approved material.

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

12. Native Species Landscaping: All landscaping provided shall be native to the middle Atlantic region to the extent feasible and non-invasive as determined by UFMD. In addition, the quality and quantity of landscaping provided shall be in substantial conformance with the RZ/FDP.

13. Soil Remediation For Compacted Areas Where Planting Is Proposed Such As The Gravel Driveway: A soil remediation plan shall be developed that addresses how soil compaction will be mitigated within the entire planting area (not only planting holes) to create a favorable planting condition to a depth of 18-24 inches within areas of compacted soil. The type, quantity, and quality of compost and topsoil to be used in accordance with the following criteria shall be specified. For more information please refer to the ANSI A300 Part 2: Tree, Shrub, and Other Woody Plant Management – Standard Practices (Soil Management a. Modification, b. Fertilization, and c. Drainage) along with the supplemental BMP for “Soil Management for Urban Trees.”
 - a. Compost shall be derived from plant material and provided by a member of the U.S. Composting Seal of Testing Assurance (STA) program.
 - b. The compost shall be the result of the biological degradation and transformation of plant derived materials under conditions that promote anaerobic decomposition. The material shall be well composted, free of viable weed seeds, and stable with regard to oxygen consumption and carbon dioxide generation. The compost shall have a moisture content that has no visible free water or dust produced when handling the material. It shall meet the following criteria as reported by the U.S. Council STA Compost Technical Data Sheet Provided by the vendor:
 - i. 100% of the material must pass through a half inch screen
 - ii. The pH of the material shall be between 5.5 and 7
 - iii. Manufactured inert material (plastic, concrete, ceramics, metal, etc.) shall be less than 10% by weight
 - iv. The organic matter content shall be between 35% and 65%
 - v. Soluble salt content shall be less than 6.0 mmhos/cm
 - vi. Maturity should be greater than 80%
 - vii. Stability shall be 7 or less
 - viii. Carbon/nitrogen ratio shall be less than 25:1
 - ix. Trace metal test result = “pass”

The compost must have a dry bulk density ranging from 40 to 50 lbs./cu.ft

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Co-Owner

Name: _____
Co-Owner of 102-1((1))3C

Valeria A. Bock
Co-Owner

Name: _____
Co-Owner of 102-1((1))3C

L&F Bock Farm, L.L.C.
Contract Purchaser of 102-1((1))3C, part

By: _____

Name: _____

Title: _____

Proposed Development Conditions

SE 2015-MV-030

L & F Bock Farm, LLC

July 1, 2016

If it is the intent of the Board of Supervisors to approve Special Exception SE 2015-MV-030 located at Tax Map Parcel 102-1 ((1)) 3C pt., pursuant to Sects. 3-806 and 9-306 of the Fairfax County Zoning Ordinance to permit an independent living facility, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions.

1. This special exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This special exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Generalized Development Plan/Special Exception Plat (GDP/SE Plat) approved with the application, as qualified by these development conditions.
3. This special exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved GDP/SE Plat entitled "Bock Farm," prepared by LDC and consists of 17 sheets dated May 2015, as revised through June 21, 2016. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. A copy of this special exception and the Residential Use Permit (RUP) shall be posted in a conspicuous place on the property of the use and shall be made available to all departments of the County of Fairfax during the hours of operation for the permitted use.
5. The final architectural design of the building shall be consistent with the general design and type, quality, and proportion of materials depicted in the illustrative perspectives and renderings on Sheets 10, A201 and A202 of the GDP/SE Plat.
6. The building height for the independent living facility shall not exceed 55 feet and shall be measured in accordance with the provisions of the Fairfax County Zoning Ordinance. Notwithstanding the applicant may construct the building to a lower building height provided the building footprints remain in substantial conformance with those shown on the GDP/SE Plat.

7. The maximum number of independent living units shall not exceed 128.
8. A minimum of 15 percent of the total number of independent living units shall be provided as Affordable Dwelling Units (ADU) pursuant to the provisions of Part 8 of Article 2 of the Zoning Ordinance.
9. The minimum age of residents shall be 55 years or older.
10. Prior to site plan approval, the applicant shall coordinate with the Virginia Department of Transportation (VDOT) to provide a left turn lane into the site, heading westbound on Hinson Farm Road. Construction of the left turn lane shall be completed prior to the issuance of the first RUP.
11. Prior to the issuance of the first RUP, the applicant shall construct a sidewalk between Hinson Farm Road and the northern property line from Parkers Lane to Tis Well Drive. The applicant shall construct a 5 foot wide sidewalk with a 4 foot landscape buffer. Where limited by the narrow space between development and Hinson Farm Road, the applicant shall construct a 5 foot wide sidewalk and a 2 foot landscape buffer.
12. If permitted by VDOT or the Fairfax County Department of Transportation (FCDOT), the applicant shall provide appropriate maintenance and snow removal for the sidewalk and streetscape improvements from the time they are constructed, along applicant's property line adjacent to Hinson Farm Road. If required, the applicant shall enter into an appropriate agreement with VDOT or FCDOT to provide such maintenance and snow removal to commonly accepted industry standards.
13. At time of site plan, an additional loading space shall be provided on the western portion of the site to service Buildings 2, 3 and 4 in accordance with applicable Zoning Ordinance and Public Facilities Manual (PFM) provisions.
14. The applicant shall provide landscaping in substantial conformance with the GDP/SE Plat. The exact number, species, location and spacing of trees and other plant material shall be determined at the time of site plan and shall be subject to review and approval by the Urban Forest Management Division (UFMD), DPWES.
15. As part of the landscape plan submitted for review and approval by UFMD, DPWES, the entire parking lot landscaping shall be recalculated pursuant to Section 12-0514 of the PFM in order to accurately determine the amount of interior parking lot landscaping that is required to be provided. Additional parking lot landscaping from that shown on the GDP/SE Plat shall be provided based on the new parking lot area tabulation.

16. Interior parking lot landscape islands shall have a minimum width of at least 8 feet of planting soil between restrictive root barriers such as the backside of the curb and sidewalk in accordance with PFM 12-0510.4E(5).
17. In consultation with UFMD and the Park Authority, the applicant shall provide an additional landscaped garden area on-site as one of the passive recreational amenities.
18. In consultation with the Park Authority, and prior to the issuance of the first RUP, the applicant shall provide an integrated recreation area that provides on-site recreation facilities. Such facilities and features may include, but are not limited to: bocce, tennis and/or pickle ball courts, picnic tables, grills, walking trails, and outdoor fitness equipment, gathering places, seating areas, shade elements, community gardens, specialty landscaping, fountains, sculptures and street furniture.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board of Supervisors. This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required Residential Use Permit through established procedures, and this special exception shall not be valid until this has been accomplished. The approval of this special exception 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.

Pursuant to Sect. 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless construction upon the proposed improvements has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

RECEIVED
Department of Planning & Zoning

MAR 22 2016

Zoning Evaluation Division

**WRITTEN STATEMENT
FOR
REZONING, PROFFER CONDITION AMENDMENT and SPECIAL
EXCEPTION APPLICATIONS
FOR AN INDEPENDENT LIVING FACILITY
L&F Bock Farm, LLC
October 15, 2015
Revised March 21, 2016**

These concurrent Rezoning, Proffer Condition Amendment and Special Exception applications are filed on behalf of L&F Bock Farm, LLC (the "Applicant") on a portion of property identified as Tax Map 102-1((1))3C (the "Property"). The Property is zoned PDH-5 pursuant to RZ B-715 approved by the Board of Supervisors on February 5, 1973. These applications represent an important opportunity to provide much needed senior housing stock in an area where positive synergy can be created with the professional office/medical condominiums and assisted living facility/nursing home to the west and the hospital to the north.

Background

Rezoning application RZ B-715 rezoned 73.73 acres from the R-12 to the PDH-5 zoning district. The development plan included the application property, the property to the west, which is now the medical offices and assisted living facility/nursing home, the Briary Farm townhouses and land that is now part of Little Hunting Creek Park to the south. The original development plan was amended several times but none of the amendments affected the property which is the subject of this request.

The acreage that is now Lot 3C was shown on the original development plan as part of the development plan's open space with a note that indicated it could be developed with 3 single family residences, boarding stables, a riding academy and/or an equine center. There have been several interpretations issued by the Zoning Administrator over the years regarding how the 11.3 acres (Lot 3C) could potentially be developed, the most recent being in August of 2013 (included for reference). These interpretations conclude that there is an excess of 4.38 acres that is not needed to meet the density requirements of RZ B-715 and that this excess could be developed with independent living units.

Description of Request

The Applicant is proposing to develop 128 independent living units on 4.38 acres of the property located in a cluster of four 4-story buildings with associated parking and recreational facilities. The 4.38 acres, together with the adjacent 6.9 acres, are currently utilized as a private horse farm to include barns, sheds and other structures associated with the farm and, as mentioned above, is shown on the generalized development plan

approved with RZ B-715 as open space. The PCA has been filed to delete 4.38 acres from the original zoning application area (B-715), the rezoning is filed to rezone the 4.38 acres to the R-8 District and a special exception is filed on the 4.38 acres to allow an independent living facility in the R-8 District as a special exception use.

As previously stated, it has been interpreted that there is an excess of 4.38 acres associated with the original rezoning, B-715, which is not needed in either the density or the open space calculations for B-715. Therefore, deleting 4.38 acres from the original rezoning area will not have a deleterious effect on the existing zoning of the surrounding area.

Description of Generalized Development Plan/Special Exception Plat (GDP/SE)

The GDP/SE plat shows four 4-story buildings which will each contain 32 independent living units. There will be one floor of underground parking (176 total spaces) under the buildings as well as 32 surface parking spaces as shown on the plan. Access to the property will be off of Hinson Farm Road and will be aligned with the entrance to the hospital. A recreational area for the residents will be provided in the western portion of the property and will include a 3,250 square foot clubhouse and an outdoor activity area. Sidewalks are shown to provide access from each building to the recreational area. A sidewalk connection is also shown to the proposed sidewalk along Hinson Farm Road. Transitional Screening 1 and Barrier D, E, or F, is required and provided along the eastern and southern lot lines. Stormwater management will be provided in the form of underground detention and stormfilers located under the parking lot.

Zoning Ordinance Requirements

The following information is provided pursuant to Section 9-011 of the Fairfax County Zoning Ordinance:

- A. Type of operation: Independent Living Facility
- B. Hours of operation: 24/7
- C. Number of residents: 128 units
- D. Number of employees: One
- E. Estimate of traffic impact: Based on the independent living facilities trip generation approximately 30 trips in the AM peak hour and 37 trips in the PM peak hour. The threshold for the preparation of a Traffic Impact Analysis has not been met.
- F. Vicinity or general area to be served by the use: Northern Virginia area.

- G. Architectural compatibility: Care will be taken to create buildings that blend with the surrounding community and represent the style of this part of the Mount Vernon District.
- H. Hazardous and toxic substances: There are no known hazardous or toxic substances that will be generated on site.
- I. Statement of conformance: To the best of the Applicant's knowledge, the proposed use conforms to the provision of all applicable ordinances, regulations, adopted standards, and any applicable conditions with the exception of those requirements detailed on the GDP/SE plat.

Sect. 9-304, Standard for All Category 3 Uses

- 1. N/A
- 2. The use complies with the lot size requirements for the R-8 District.
- 3. The use will comply with the bulk regulations of the R-8 District.
- 4. The use will comply with performance standards contained in the Zoning Ordinance.
- 5. It is acknowledged that the use will be subject to Article 17, Site Plans.

Sect. 9-306, Additional Standards for Independent Living Facilities

- 1. The Applicant respectfully requests a waiver of the age limitation allow persons 55 years of age and older to reside in the development. The units are designed to serve the segment of the population who is at a point in their lives where they want to downsize from their single family homes but stay in the area. They are also designed as age in place units with universal design elements, elevators and onsite amenities. Recognizing the possibility, given the age modification, of additional parking needs, the development is parked at a typical multi-family rate.
- 2. The purpose of creating the community is to provide for the needs for the retired and aging population and allow them to remain in a vibrant urban environment close to shopping, cultural and recreational amenities. On-site recreational amenities are provided.

3. The proposed community will fit into the fabric of the surrounding area, creating potential synergy with the government center, library, medical offices, assisted living/nursing home facility and the hospital nearby. Adequate screening is provided to the single family lots to the southeast and northeast.
4. The listed parameters are shown on the special exception plat.
5. The Applicant respectfully requests a waiver of this standard as Hinson Farm Road is not a collector street or major thoroughfare. It is, however, a very short street that carries very little traffic and it is not anticipated that the traffic associated with the independent living units will adversely impact the street.
6. The density has been calculated using the density multiplier and this standard is met.
7. There will be no assisted living or skilled nursing components in this development.
8. The facilities shall be utilized solely by the residents and their guests.
9. The Applicant respectfully requests a modification to the maximum height of 50 feet to allow the buildings to be 55 feet in height. The Applicant is utilizing underground parking in order to better serve the residents and to avoid the undesirable look of excess of surface parking spaces. This requires slightly more height in order to provide the numbers of floors proposed in addition to the parking. It is noted that the maximum building height allowed in the R-8 District for uses other than single family dwellings is 65 feet.
10. The Applicant respectfully requests a modification to the required setback of 50 feet along the western and eastern lot lines to allow a setback of 35 and 41 feet, respectively. The western lot line is adjacent to office uses and the eastern lot line is adjacent to the remainder of the open space for the original PDH rezoning which can be developed with horse stable/riding stable uses and three single family lots. A full Transitional Screening 1 yard will be provided along the eastern lot line as required.
11. The required Transitional Screening is provided.
12. N/A
- 13/14. It is acknowledged that live-in aides and resident care providers will not be subject to the income and/or age limitations of this use.
15. N/A

Discussion of the Comprehensive Plan

The property is located in the Fort Hunt Community Planning Sector in the Mount Vernon Planning District in Area IV. There is no specific plan language for the Property. The Comprehensive Plan map shows the property is planned for residential use at 5 to 8 dwelling units per acre. The proposed density of the independent living facility aligns with this planned density.

There is Plan language which addresses what is considered the "Mount Vernon Campus", the area across Hinson Farm Road including the hospital, government center, police station, library and school. The area is envisioned to be well-lit, pedestrian friendly, landscaped area that is also encourages the use of public transportation. While this language does not specifically apply to the subject property, the independent living use proposed would serve as a good transition to the single family residential uses to the south and would also be compatible with the type of environment envisioned for the Mount Vernon Complex.

The general plan language for this sector also recognizes how the hospital and government center complex are complemented by the adjacent medical offices, elderly housing and nursing home. This independent living facility will also contribute to this synergy.

Additionally, the Policy section of the Comprehensive Plan, as well as the Board of Supervisors adopted 50+ Action Plan, identifies the need for senior housing as the County population ages.

The rezoning request to the R-8 District meets the Residential Development Criteria and the Guidelines for Multifamily Residential Development for the Elderly outlined in the Comprehensive Plan as discussed below:

Residential Development Criteria

- Site Design:
 - Consolidation: The proposed rezoning encompasses only a portion of Lot 3C, while the remaining portion can be developed pursuant to the original rezoning, RZ B-715.
 - Layout: The proposed layout provides a logical, functional and rational pattern for development of the property. Thought was given to creating a community atmosphere for the independent living units.
 - Open Space: Twenty-eight (28) percent open space is provided which represents more open space than is required by the Zoning Ordinance for this district.
 - Landscaping: The lots will be landscaped generally as depicted on the GDP.

Amenities: A community clubhouse, sized adequately to provide several areas for programmed uses, a swimming pool and a bocce court are proposed on the property. Sidewalks are provided throughout the development.

- Neighborhood Context. The proposed community provides an excellent transitional use between the institutional/governmental uses to the north and the single family residences to the south. The design of the independent living

facility, as four separate buildings, is compatible in scale with the office buildings to the west.

- Environment
Preservation: There are no significant environmental features on the property. .

Slopes and Soils: There are no slope or soil issues on the property.

Water Quality and Drainage: Stormwater Management/Best Management Practices is being handled via a proposed underground storage and stormtech chambers located under the proposed parking lot. There are some drainage issues south of the property currently and the development of the subject property along with the required detention could serve to improve the situation.

Noise, Lighting: The addition of this independent living facility should not create a noise or lighting issue for the existing residences.

Energy: The Applicant will commit to comply with energy efficiency guidelines.

- Tree Preservation and Tree Cover: Tree canopy requirements will be met.
- Transportation: Safe access is provided, aligned with one of the secondary access points to the hospital. Trip generation is low for this type of use.
- Public Facilities. Connections to public facilities are provided.
- Affordable Housing. The Applicant will provide the required 15% of the units as part of the ADU program.
- Heritage Resources. To the Applicant's knowledge, there are no structures of historical significance on the property and the property itself is not of historical significance.

Guidelines for Multifamily Residential Development for the Elderly

1. Public transportation and community services should be located within a reasonable walking distance and should be accessible via paved walkways that are lighted, secure, and well maintained. Crosswalks should be delineated, and adequate provisions should be made for crossing heavy traffic (e.g., pedestrian crossing signals). If neither public transportation nor community services are located within a short walking distance (i.e., a 5-7 minute walk), the elderly housing development should provide shuttle bus service which can offer residents comparable access to community services. The GDP shows a new sidewalk which will extend from Tis Well Drive to Parker's Lane along the frontage of the property which will connect to the uses located to the north. There is also a bus stop located on Parker's Lane which will also be easily accessible.
2. The topography of the site, and that between the site and nearby destinations, should be taken into consideration when siting residential development for the elderly. Pedestrian facilities should not be located on slopes greater than 5-8%, and such maximum slopes should not be continuous for more than 75 feet. There are no issues with slopes on the property.
3. Safety and security are of particular concern to the elderly. To the extent possible, the architecture and site design for multifamily residential development for the elderly should incorporate features which reduce the potential for crime and enhance the security of residents. The plan is to have a keyed entry system on the main building access and the garage access.

For the above reasons, the proposal is in conformance with the Comprehensive Plan.

Conformance with Sect. 9-006, General Standards for Special Exceptions

1. As previously stated, the proposed independent living facility is in harmony with the Comprehensive Plan.
2. The intent of the R-8 Zoning District is to provide for residential uses and other uses that are compatible with the character of the R-8 District and the intent of the Ordinance. The independent living facility is a needed type of residential housing stock in the County and is compatible with the character of the R-8 District.
3. The use will not adversely affect the surrounding properties. As previously stated, ample buffering and transitional screening is provided along the lot lines which abut residentially zoned land. The use does not produce a noise or light

level which would cause issues with the adjacent residences and the traffic impact is minimal. Also, as previously discussed, the use will complement the adjacent existing assisted living facility and nursing home. In terms of the original zoning approval, the special exception use will not hinder the development of the remaining 6.9 acres of Lot 3C as previously planned.

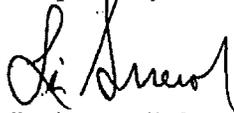
4. The proposed use will not be hazardous nor conflict with existing or anticipated traffic in the area. This type of use is a low traffic generated, especially in the AM and PM peak hours. The site has safe access with adequate sight distance along Hinson Farm Road.
5. The building and grounds will be landscaped with plantings which will add to the residential nature of the property.
6. The open space requirement is exceeded for the R-8 District with this application.
7. Utility, drainage, parking and loading requirements have been met.
8. Signs shall meet the regulations of Article 12.

CONCLUSION

An independent living facility on the Property is an appropriate use on the edge of a residential neighborhood, adjacent to the Mount Vernon Complex, the medical offices, an assisted living facility and a nursing home. The facility will also address the need for additional senior housing as identified in the Comprehensive Plan.

The proposed use is in conformance with the recommendations of the Comprehensive Plan and meets the Special Exception standards for approval. For these reasons and the others stated in this statement of justification, we respectfully request approval of these applications.

Respectfully submitted,



Lori Greenlief
Senior Land Use Planner
McGuirewoods, LLP

SPECIAL EXCEPTION AFFIDAVIT

132536 a

DATE: JUN 9 2016
 (enter date affidavit is notarized)

I, Lori R. Greenlief, 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): SE 2015-MV-030
 (enter County-assigned application number(s), e.g. SE 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
L & F Bock Farm LLC Agent: Joseph E. Francone	8253-J Backlick Road Lorton, VA 22079	Applicant/Contract Purchaser of Tax Map 102-1 ((1)) 3C (pt.)
William P. Bock Valerie A. Bock	2405 Parkers Lane Alexandria, VA 22306-3232	Title Owners of Tax Map 102-1 ((1)) 3C
Land Design Consultants, Inc. Agent: Matthew T. Marshall, LS Mark Perry Joshua C. Marshall	4585 Daisy Reid Avenue, Suite 201 Woodbridge, VA 22182	Engineer/Agent for Applicant

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

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

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

Information added.

Special Exception Attachment to Par. 1(a)

DATE: JUN 9 2016
 (enter date affidavit is notarized)

132536a

for Application No. (s): SE 2015-MV-030
 (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)
TNT Environmental, Inc. Agent: Avinash M. Sareen	13996 Parkeast Circle, Suite 101 Chantilly, VA 20151	Environmental Consultant/Agent for Applicant
McGuireWoods LLP Agents: Scott E. Adams David R. Gill Jonathan P. Rak Gregory A. Riegler Kenneth W. Wire Sheri L. Akin Lori R. Greenlief	1750 Tysons Boulevard, Suite 1800 Tysons Corner, VA 22102	Attorney/Agent for Applicant Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent
● Gorove/Slade Associates, Inc. Agent: Chad A. Baird Kevin D. Sitzman	3914 Centreville Road, Suite 330 Chantilly, VA 20151	Traffic Consultant/Agent for Applicant

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

Information added.

SPECIAL EXCEPTION AFFIDAVIT

DATE: JUN 9 2016
(enter date affidavit is notarized)

132536a

for Application No. (s): SE 2015-MV-030
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code) L & F Bock Farm LLC
8253-J Backlick Road
Lorton, VA 22079

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)

John D. Long, Jr.
SAL Investments, LLC (1)
Richard G. Cole, Jr.
Joseph E. Francone
Matthew J. Campbell

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

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

Special Exception Attachment to Par. 1(b)

DATE: JUN 9 2016
(enter date affidavit is notarized)

132536a

for Application No. (s): SE 2015-MV-030
(enter County-assigned application number (s))

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

SAL Investments, LLC (1)
8253-J Backlick Road
Lorton, VA 22079

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)

Sherry A. Long 2011 Irrevocable Trust f/b/o John D. Long, Jr. Trustee
John D. Long, Jr., John D. Long III,
Michael A. Long

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

Land Design Consultants, Inc.
4585 Daisy Reid Avenue, Suite 201
Woodbridge, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Matthew T. Marshall
Joshua C. Marshall

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

Special Exception Attachment to Par. 1(b)

DATE: JUN 9 2016
(enter date affidavit is notarized)

132536a

for Application No. (s): SE 2015-MV-030
(enter County-assigned application number (s))

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

TNT Environmental, Inc.
13996 Parkeast Circle, Suite 101
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)

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

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

Gorove/Slade Associates, Inc.
3914 Centreville Road, Suite 330
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)

Christopher M. Tacinelli
Chad A. Baird
Daniel B. VanPelt
Erwin N. Andres
Tushar A. Awar

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

Information added.

SPECIAL EXCEPTION AFFIDAVIT

DATE: JUN 9 2016 (enter date affidavit is notarized)

132536a

for Application No. (s): SE 2015-MV-030 (enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

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

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

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

Equity Partners of McGuireWoods LLP

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

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

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

Information added

Special Exception Attachment to Par. 1(c)

DATE: JUN 9 2016
(enter date affidavit is notarized)

132536a

for Application No. (s): SE 2015-MV-030
(enter County-assigned application number (s))

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

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

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

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

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

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

• Information added.

Special Exception Attachment to Par. 1(c)

DATE: JUN 9 2016
(enter date affidavit is notarized)

132536a

for Application No. (s): SE 2015-MV-030
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

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

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

Special Exception Attachment to Par. 1(c)

DATE: JUN 9 2016
(enter date affidavit is notarized)

132536a

for Application No. (s): SE 2015-MV-030
(enter County-assigned application number (s))

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

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

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

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

- | | |
|--------------------------------------|---------------------------|
| Slone, Daniel K. | Walker, Thomas R. |
| Spahn, Thomas E. | Walker, W. K., Jr. |
| Spitz, Joel H. | Walsh, Amber M. |
| • Spitzer, Mark A. | Westwood, Scott E. |
| Spivey, Angela M. | Whelpley, David B., Jr. |
| Stallings, Thomas J. | White, H. R., III |
| Steen, Bruce M. | White, Walter H., Jr. |
| • Steggerda, Todd R. | Wilburn, John D. |
| Stein, Marta A. | Williams, Steven R. |
| Stone, Jacquelyn E. | Woodard, Michael B. |
| Swan, David I. | Wren, Elizabeth G. |
| Symons, Noel H. | |
| Tarry, Samuel L., Jr. | |
| Taylor, R. T. | |
| Thanner, Christopher J. | *Does not own 10% or more |
| Thornhill, James A. | of McGuireWoods LLP |
| Van Horn, James E. | |
| Vance, Robin C. | |
| Vaughn, Scott P. | |
| Vick, Howard C., Jr. | |
| Viola, Richard W. | |
| • Visconsi Law Corporation, John R.* | |
| Wade, H. L., Jr. | |
| • Walker, Barton C. | |
| Walker, John T., IV | |

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

• Information added

Special Exception Attachment to Par. 1(c)

DATE: JUN 9 2016
(enter date affidavit is notarized)

132536a

for Application No. (s): SE 2015-MV-030
(enter County-assigned application number (s))

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

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

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

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

• (Former Equity Partner List)

- Boland, J. W.
- Cacheris, Kimberly Q.
- Glickson, Scott L.
- Hutson, Benne C.
- Isaf, Fred T.
- Parker, Brian K.
- Robinson, Stephen W.
- Schmidt, Gordon W.
- Simmons, Robert W.
- Slaughter, D. F.
- Tackley, Michael O.

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

• Information added.

SPECIAL EXCEPTION AFFIDAVIT

DATE: JUN 9 2016
(enter date affidavit is notarized)

132536a

for Application No. (s): SE 2015-MV-030
(enter County-assigned application number(s))

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

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

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

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

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

NONE

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: JUN 9 2016
(enter date affidavit is notarized)

132536a

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

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

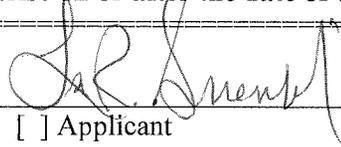
NONE

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

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

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

WITNESS the following signature:



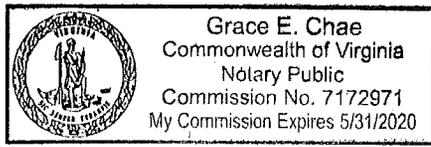
(check one) [] Applicant [x] Applicant's Authorized Agent

Lori R. Greenlief, Sr. Land Use Planner
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 9th day of June 2016, in the State/Comm. of Virginia, County/City of Fairfax

Grace E. Chae
Notary Public

My commission expires: 5/31/2020



REZONING AFFIDAVIT

132537a

DATE: JUN 9 2016
(enter date affidavit is notarized)

I, Lori R. Greenlief, do hereby state that I am an
(enter name of applicant or authorized agent)

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

in Application No.(s): RZ 2015-MV-015/PCA-B-715
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Includes entries for L & F Bock Farm LLC, William P. Bock, Valerie A. Bock, Land Design Consultants, Inc., and Joshua C. Marshall.

(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).

Information added.

Rezoning Attachment to Par. 1(a)

DATE: JUN 9 2016
(enter date affidavit is notarized)

132537a

for Application No. (s): RZ 2015-MV-015/PCA-B-715
(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)
TNT Environmental, Inc. Agent: Avinash M. Sareen	13996 Parkeast Circle, Suite 101 Chantilly, VA 20151	Environmental Consultant/Agent for Applicant
McGuireWoods LLP Agents: Scott E. Adams David R. Gill Jonathan P. Rak Gregory A. Riegler Kenneth W. Wire Sheri L. Akin Lori R. Greenlief	1750 Tysons Boulevard, Suite 1800 Tysons Corner, VA 22102	Attorney/Agent for Applicant Attorney Attorney Attorney Planner Planner
● Gorove/Slade Associates, Inc. Agent: Chad A. Baird Kevin D. Sitzman	3914 Centreville Road, Suite 330 Chantilly, VA 20151	Traffic Consultant/Agent 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.

• Information added

REZONING AFFIDAVIT

DATE: JUN 9 2016
(enter date affidavit is notarized)

132537a

for Application No. (s): RZ 2015-MV-015/PCA-B-715
(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)

L & F Bock Farm LLC
8253-J Backlick Road
Lorton, VA 22079

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)

John D. Long, Jr. Richard G. Cole, Jr.
SAL Investments, LLC (1) Matthew J. Campbell
Joseph E. Francone

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

John D. Long, Jr., Manager
Joseph E. Francone, Manager
Richard G. Cole, Jr., Manager

(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: JUN 9 2016
(enter date affidavit is notarized)

132537a

for Application No. (s): RZ 2015-MV-015/PCA-B-715
(enter County-assigned application number (s))

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

SAL Investments, LLC (1)
8253-J Backlick Road
Lorton, VA 22079

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Sherry A. Long 2011 Irrevocable Trust f/b/o John D. Long, Jr., John D. Long III, Michael A. Long
John D. Long, Jr. Trustee

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)

Land Design Consultants, Inc.
4585 Daisy Reid Avenue, Suite 201
Woodbridge, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Matthew T. Marshall
Joshua C. Marshall

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

(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: JUN 9 2016
(enter date affidavit is notarized)

132537a

for Application No. (s): RZ 2015-MV-015/PCA-B-715
(enter County-assigned application number (s))

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

TNT Environmental, Inc.
13996 Parkeast Circle, Suite 101
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 SHAREHOLDER: (enter first name, middle initial, and last name)

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

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

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

Gorove/Slade Associates, Inc.
3914 Centreville Road, Suite 330
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)

Christopher M. Tacinelli Tushar A. Awar
Chad A. Baird
Daniel B. VanPelt
Erwin N. Andres

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.

• Information added.

REZONING AFFIDAVIT

DATE: JUN 9 2016
(enter date affidavit is notarized)

132537a

for Application No. (s): RZ 2015-MV-015/PCA-B-715
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

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

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

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

Equity Partners of McGuireWoods LLP

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

(check if applicable) [x] 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.

• Information added.

Rezoning Attachment to Par. 1(c)

DATE: JUN 9 2016
(enter date affidavit is notarized)

132537a

for Application No. (s): RZ 2015-MV-015/PCA-B-715
(enter County-assigned application number (s))

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

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

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

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

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

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

Information added.

Rezoning Attachment to Par. 1(c)DATE: JUN 9 2016
(enter date affidavit is notarized)132537afor Application No. (s): RZ 2015-MV-015/PCA-B-715
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

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

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

Rezoning Attachment to Par. 1(c)

DATE: JUN 9 2016
(enter date affidavit is notarized)

132537a

for Application No. (s): RZ 2015-MV-015/PCA-B-715
(enter County-assigned application number (s))

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

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

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

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

- | | |
|--------------------------------------|---------------------------|
| Slone, Daniel K. | Walker, Thomas R. |
| Spahn, Thomas E. | Walker, W. K., Jr. |
| Spitz, Joel H. | Walsh, Amber M. |
| ● Spitzer, Mark A. | Westwood, Scott E. |
| Spivey, Angela M. | Whelpley, David B., Jr. |
| Stallings, Thomas J. | White, H. R., III |
| Steen, Bruce M. | White, Walter H., Jr. |
| ● Steggerda, Todd R. | Wilburn, John D. |
| Stein, Marta A. | Williams, Steven R. |
| Stone, Jacquelyn E. | Woodard, Michael B. |
| Swan, David I. | Wren, Elizabeth G. |
| Symons, Noel H. | |
| Tarry, Samuel L., Jr. | |
| Taylor, R. T. | |
| Thanner, Christopher J. | *Does not own 10% or more |
| Thornhill, James A. | of McGuireWoods LLP |
| Van Horn, James E. | |
| Vance, Robin C. | |
| Vaughn, Scott P. | |
| Vick, Howard C., Jr. | |
| Viola, Richard W. | |
| ● Visconsi Law Corporation, John R.* | |
| Wade, H. L., Jr. | |
| ● Walker, Barton C. | |
| Walker, John T., IV | |

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

Information added.

Rezoning Attachment to Par. 1(c)

JUN 9 2016

DATE: _____
(enter date affidavit is notarized)

132537a

for Application No. (s): RZ 2015-MV-015/PCA-B-715
(enter County-assigned application number (s))

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

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

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

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

● (Former Equity Partner List)

- Boland, J. W.
- Cacheris, Kimberly Q.
- Glickson, Scott L.
- Hutson, Benne C.
- Isaf, Fred T.
- Parker, Brian K.
- Robinson, Stephen W.
- Schmidt, Gordon W.
- Simmons, Robert W.
- Slaughter, D. F.
- Tackley, Michael O.

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

Information added

REZONING AFFIDAVIT

DATE: JUN 9 2016
(enter date affidavit is notarized)

132537a

for Application No. (s): RZ 2015-MV-015/PCA-B-715
(enter County-assigned application number(s))

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

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

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

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

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

NONE

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

REZONING AFFIDAVIT

DATE: JUN 9 2016
(enter date affidavit is notarized)

132537a

for Application No. (s): RZ 2015-MV-015/PCA-B-715
(enter County-assigned application number(s))

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

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

NONE

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

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

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

WITNESS the following signature:

(check one)

[] Applicant

[x] Applicant's Authorized Agent

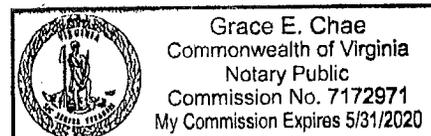
Lori R. Greenlief, Sr. Land Use Planner

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

Subscribed and sworn to before me this 9th day of June 2016, in the State/Comm. of Virginia, County/City of Fairfax

Grace E. Chae
Notary Public

My commission expires: 5/31/2020





County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

August 29, 2013

William Bock
2405 Parker's Lane
Alexandria, Va. 22306

Re: RZ B-715 (Bock Property – Tax Map 102-1 ((1))3C)

Dear Mr. Bock:

This is in response to your letter of May 13, 2013, requesting confirmation that the previous interpretation letter dated March 13, 2000, for the subject site is still current. Staff notes that interpretation letters dated March 13, 2000; July 3, 1997; June 9, 1995 and May 28, 1993, have been issued on the property as it related to potential use of a portion of the property for "Housing for the Elderly" and potential maximum density. A copy of your letter and the previous interpretations are attached.

It is my understanding that you are requesting confirmation that a 4.38 acre portion of the property (Tax Map 102-2 ((1)) 3C) would be permitted for the development of a "Housing for the Elderly" project as stated in the previous interpretations. The previous interpretations indicated that 4.38 acres of the Bock Property (Tax Map 102-1 ((1)) 3C) were not needed to meet the density requirements of the PDH-5 (Planned Development Housing Five Dwelling Units Per Acre) District approved as part of RZ B-715. This was concluded based on information provided to the County as part of the 1995 interpretation where the existing dwelling units, open space and developed open space was verified. Assuming that the previously provided information has not changed, the previous interpretation for developable area of the property would be unchanged. However, at the time of the previous interpretations "Housing for the Elderly" was allowed as a secondary use in the PDH-5 District, subject to the guidance of Section 9-306 of the Zoning Ordinance. An amendment ZO 03-351 to the Zoning Ordinance was adopted on May 20, 2003, to rename "Housing for the Elderly" to "Independent Living" and modify the requirements for the use. It is unclear if you are proposing to develop an independent living facility or another secondary use in the PDH District. I have attached a copy of the permitted secondary uses within a PDH District along with the additional standards for an independent living facility. Please note that the independent living facility does allow for a maximum density of up to four times the Comprehensive Plan range. The Comprehensive Plan range for the site is 5-8 dwelling units per acre, which would equate to a potential of 20-32 dwelling units per acre. However, there is now a requirement for 15 percent of the units to be affordable dwelling units (ADUs) and

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



William Bock
August 29, 2013
Page 2

no additional density is provided with the provision of ADUs as previously with House for the Elderly.

In order, to allow an independent living facility or other secondary uses on the property a Proffer Condition Amendment (PCA) and Conceptual/Final Development Plan Amendment (CDPA/FDPA) would need to be filed on the entire 11.3 acre Bock Property (Tax Map 102-1 ((1)) 3C) and subsequently approved by the Planning Commission and the Board of Supervisors. The PCA is required to delete a restriction for only three single family residences, boarding stable, riding academy or equine center on the Bock property.

This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions please feel free to contact William Mayland at (703) 324-1290.

Sincerely,



Barbara C. Berlin, AICP, Director
Zoning Evaluation Division, DPZ

Attachments: A/S

cc: Gerald Hyland, Supervisor, Mount Vernon District
Earl Flanagan, Planning Commissioner, Mount Vernon District
Leslie Johnson, Zoning Administrator, ZAD, DPZ
Diane Johnson Quinn, Deputy Zoning Administrator, ZAD, DPZ
Kenneth Williams, Plan Control, Land Development Services, DPWES
Angela Rodeheaver, Chief, Site Analysis Section, DOT
Kevin J. Guinaw, Chief, Special Projects/Applications Management Branch, DPZ
File: B-715, Imaging

RECEIVED
Department of Planning & Zoning

MAY 28 2013

Zoning Evaluation Division

May 13, 2013

Ms. Barbara Berlin
Director, Zoning Evaluation Division
Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035 -5509

Dear Ms. Berlin,

Please review Ms. Barbara Byron's letter (attached) of March 13, 2000 concerning our property Tax Map 102-1 ((1)) 3C and inform me if it still current.

Thank you for your assistance.

Sincerely,



William P. Bock
2405 Parker's Lane
Alexandria, VA 22306

Cc: Gerald W. Hyland, Supervisor, Mount Vernon District
Earl Flanagan, Planning Commissioner, Mount Vernon District



FAIRFAX
COUNTY

DEPARTMENT OF PLANNING AND ZONING

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

March 13, 2000

Mr. James D. Turner
Thomas, Ballenger, Vogelman, and Turner, P.C.
124 South Royal Street
Alexandria, VA 22314

Re: Interpretation for RZ B-715 (Bock Property – Tax Map 102-1 ((1)) 3C)
Proffer Interpretation PI 2002 022

Dear Mr. Turner:

This is in response to your letter of February 10, 2000, requesting information on the type of zoning action that would be required to proceed with a proposed elderly housing project on a 4.38 acre portion of the Bock property, located at the above referenced tax map number. In addition, you have also requested information on the maximum permitted density for the proposed elderly housing project. A copy of your letter is attached as Attachment 1.

It is my determination that since there has been no changes to the zoning on the property since my last determination made on July 3, 1997, my previous determination remains applicable. Attachment 2 contains copies of the July 3, 1997 determination with attachments documenting previous determinations. Therefore, the required zoning action would be the filing of proffered condition amendment and final development plan amendment applications on the entire 11.3017 acres of the Bock Property (Tax Map 102-1 ((1)) 3C) consistent with the provisions outlined in the May 28, 1993 interpretation letter by Jane W. Gwinn (copy of letter contained in Attachment 2).

Regarding the question on the maximum permitted density, the proposed elderly housing project would be located in the PDH-5 District as a secondary use and not as a special exception. Sect. 9-306 of the Zoning Ordinance would be used by staff as a guide in reviewing the proposed use. These regulations would assist the County staff in reviewing the density and the open space being proposed for the elderly housing project (see Attachment 3).

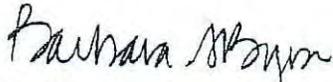
Mr. James D. Turner

Page 2.

According to the Fairfax County Comprehensive Plan, the Bock Property (Tax Map 102-1 ((1)) 3C) has a recommendation of residential development at a density of 5 to 8 dwelling units per acre. Therefore, according to Par. 8 of Sect. 9-306 of the Zoning Ordinance, the unit per acre residential density range for the proposed elderly housing project would be the Comprehensive Plan range multiplied by 4, or 20-32 dwellings per acre, as outlined in your letter. Also, according to this section, the unit per acre residential density may be increased by 10% or 20% for provision of affordable dwelling units. As a result, the maximum density that could be achieved on the site, assuming all Zoning Ordinance provisions were met, would be 24-38.40 dwelling units per acre.

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 Stephen W. Kerr at (703) 324-1290.

Sincerely,



Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

BAB/SWK/N: ZED/KERR/WPDOCS/Bock Tract Interp.doc

Attachments: A/S

cc: Gerald W. Hyland, Supervisor, Mount Vernon District
John R. Byers, Planning Commissioner, Mount Vernon District
Jane W. Gwinn, Zoning Administrator
Michelle Brickner, Director, Site Development Division, DPWES
Angela Rodeheaver, Section Chief for Site Analysis, DOT
Bonds and Agreements Branch, Office of Site Development Services, DPWES
File: RZ B-715; PI 2002 022

LAW OFFICES
THOMAS, BALLENGER, VOGELMAN AND TURNER, P. C.

124 SOUTH ROYAL STREET
ALEXANDRIA, VIRGINIA 22314

(703) 836-3400
FAX: (703) 836-3549

EARL G. THOMAS
JOHN M. BALLENGER²
JEFFREY A. VOGELMAN²
JAMES D. TURNER²

February 10, 2000

¹ VA, GA BARS
² VA, NY, DC BARS
³ VA, DC, GA, TX BARS

Mr. Steve Kerr
Zoning and Evaluation Division
Office of Comprehensive Planning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: Bock Property (formerly Harrelson) Interpretation for RZ-B-715

Dear Mr. Kerr:

Thank you for your return call and the information you provided.

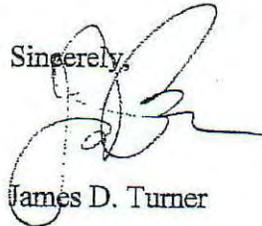
As discussed, I am working with the owners of the referenced property to determine possible uses. They have a keen interest in elderly housing. It would be oriented to independent living. I am meeting with R.C. Fields, Jr. and Associates, Inc., surveyors and engineers. We discussed a campus style development with 2 or 3 buildings on the 4.38 acres portion of the property. The balance would be left in open space for a garden, putting green, etc..... We have also had general discussions about donating part of the property as park land. The donation would be totally contingent on the economics of the overall project.

I would appreciate a formal opinion as to whether we can go forward with a elderly and independent living site without the necessity of a Special Exception. We are planning to include affordable housing in order to achieve the higher yield. You quoted a figure of 20-32 units per acre. We would also like a more specific figure on the yield using the presumption that we will include affordable housing.

I also want to look at whether any benefit will be given in density for elderly housing, if the owners elect to abandon the right to develop the three single family residences on the property.

I greatly appreciate your timely response reviewing this complicated matter. We are working with the community in achieving a workable project and everyone is very anxious for feedback.

Sincerely,

A handwritten signature in black ink, appearing to be 'J. D. Turner', written over the word 'Sincerely,'.

James D. Turner

cc: William P. & Valerie A. Bock

LAW OFFICES
THOMAS, BALLENGER, VOGELMAN AND TURNER, P. C.

124 SOUTH ROYAL STREET
ALEXANDRIA, VIRGINIA 22314
(703) 836-3400
FAX: (703) 836-3549

EARL G. THOMAS
JOHN M. BALLENGER¹
JEFFREY A. VOGELMAN²
JAMES D. TURNER³

February 10, 2000

¹ VA, GA BARS
² VA, NY, DC BARS
³ VA, DC, GA, TX BARS

Mr. Steve Kerr
Zoning and Evaluation Division
Office of Comprehensive Planning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: Bock Property (formerly Harrelson) Interpretation for RZ-B-715

Dear Mr. Kerr:

Thank you for your return call and the information you provided.

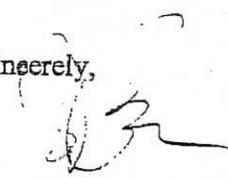
As discussed, I am working with the owners of the referenced property to determine possible uses. They have a keen interest in elderly housing. It would be oriented to independent living. I am meeting with R.C. Fields, Jr. and Associates, Inc., surveyors and engineers. We discussed a campus style development with 2 or 3 buildings on the 4.38 acres portion of the property. The balance would be left in open space for a garden, putting green, etc..... We have also had general discussions about donating part of the property as park land. The donation would be totally contingent on the economics of the overall project.

I would appreciate a formal opinion as to whether we can go forward with a elderly and independent living site without the necessity of a Special Exception. We are planning to include affordable housing in order to achieve the higher yield. You quoted a figure of 20-32 units per acre. We would also like a more specific figure on the yield using the presumption that we will include affordable housing.

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I greatly appreciate your timely response reviewing this complicated matter. We are working with the community in achieving a workable project and everyone is very anxious for feedback.

Sincerely,



James D. Turner

cc: William P. & Valerie A. Bock



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

July 3, 1997

Mr. Randolph A. Sutliff
McCandlish & Lillard, P.C.
11350 Random Hills Road
Suite 500
Fairfax, VA 22030-7429

Re: Interpretation for RZ B-715 (Tax Map 102-1 ((1)) 3C - Harrelson Tract)

Dear Mr. Sutliff:

This is in response to your letter of June 19, 1997, inquiring as to whether my determination made on June 9, 1995, related to the above-referenced rezoning remains viable. At that time, it was determined, among other things, that 4.38 acres of the Harrelson Tract could be considered for development as an assisted living care facility for the elderly. Copies of your letter and the subject proffer interpretation are attached.

Review of County records has revealed that no changes occurred in the zoning of the property since June 9, 1995; therefore my previous determination on this issue remains applicable.

If you have any questions regarding this issue, please feel free to contact Stephen W. Kerr at (703) 324-1290.

Sincerely,

Barbara A. Byron, Director
Zoning Evaluation Division

BAB/SWK/RZB715.WPD

Attachments: A/S

cc: Gerald W. Hyland, Supervisor, Mount Vernon District
John R. Beyers, Planning Commissioner, Mount Vernon District
Jane W. Gwinn, Zoning Administrator
Edward J. Jankiewicz, Director, Design Review Division, DEM
Angela Rodeheaver, Section Chief for Site Analysis, OT
Bonds and Agreements Branch, DRD, DEM
File: RZ B-715; PI 9706 0072

LAW OFFICES
MCCANDLISH & LILLARD
A PROFESSIONAL CORPORATION
FAIR OAKS PLAZA
11350 RANDOM HILLS ROAD
SUITE 500
FAIRFAX, VIRGINIA 22030-7429

TELEPHONE 703-273-2288
FAX 703-352-4300

Randolph A. Sutliff
(703) 934-1136

June 19, 1997

Via Facsimile 324-3924 and U. S. Mail

Mr. Kevin Guinaw
Office of Comprehensive Planning
Zoning Evaluation Division
County of Fairfax
12055 Government Center Parkway
Suite 801
Fairfax, VA 22035-5509

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

JUN 20 1997

ZONING EVALUATION DIVISION

Re: RZ B-715 (Parcel 102-1-001-3C)

Dear Kevin:

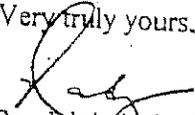
As we discussed by telephone, I represent Morningside Developments, an elderly housing project - assisted living provider. Denise Steigler, of Patton, Harris, Rust & Associates, has also worked for Morningside. Denise is currently out of the office on maternity leave.

Enclosed is a copy of Barbara Byron's letter to Denise of June 9, 1995. Due to Mrs. Harrelson's bankruptcy and other complicating factors, our client had placed this potential project on hold for later in the summer of 1995. It is now considering reactivating this as a possible site in the Mt. Vernon District.

Could you please review your records and see if the County's position remains the same as set forth in Barbara's letter? Obviously, potential zoning issues are a critical part of the due diligence my client is conducting on the site, and we believe, subject to the conditions set forth in that letter, that an out parcel of 4.38 acres could be developed as an assisted-living, multi-family facility.

Thank you for your assistance in this matter.

Very truly yours,


Randolph A. Sutliff

RAS/prp
Enclosure

cc: Mr. G. Nevill Turner (w/o encls.)

Patton, Harris, Rust & Associates (Attention: D. Steigler) (w/o encls.)

c gumaw h



FAIRFAX COUNTY

OFFICE OF COMPREHENSIVE PLANNING
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

(703) 324-1290

Fax 324-3924

V I R G I N I A

June 9, 1995

Ms. Denise L. Steigler, RLA, AICP
Senior Landscape Architect/Planner
Patton Harris Rust and Associates
3998 Fair Ridge Drive
P.O. Box 901
Fairfax, Virginia 22030

Re: Interpretation for RZ B-715 (Tax Map 102-1 ((1)) 3C - Harrelson Tract)

Dear Ms. Steigler:

This is in response to your letters of March 31, 1995 and May 17, 1995 (see Attachments 1 and 2, respectively) as well as two (2) follow-up meetings held on May 12, 1995 and May 24, 1995 regarding your interpretation request as to whether 4.38 acres of the 11.3017 acre Harrelson Tract (Tax Map 102-1 ((1)) 3C) could be developed with a secondary use in the PDH-5 District; in this case, an assisted living facility for the elderly.

Staff has reviewed the information contained in your letters and the copies of the approved plans and plats for RZ B-715 to verify the area of the total open space and developed open space actually provided. As a result of this analysis, we concur with the calculations contained in your letter of December 22, 1994 which state that there are 4.38 acres of land in Parcel 3C that could be developed with the proposed assisted living facility for the elderly.

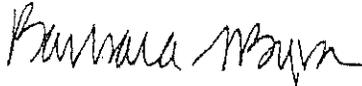
Therefore, it is my determination that the 4.38 acres can be used as you have proposed and that the equestrian use may continue on the remainder of the 11.3017 acres provided the three (3) procedures outlined in the May 28, 1993 interpretation letter from Jane Gwinn are followed (see Attachment 3). This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator.

Please also note that I concur with your understanding, as outlined in your letter of March 31, 1995, that if an application is filed for an assisted living facility for the elderly and such a proposal met the definition of Housing for the Elderly as contained in the Zoning Ordinance, Sect. 9-306 of the Zoning Ordinance ("Additional Standards for Housing for the Elderly") would be used as a guide in the review of the application.

Ms. Denise Steigler
June 9, 1995
Page 2

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

Sincerely,



Barbara A. Byron, Director
Zoning Evaluation Division

BAB/SWK/186

Attachments: A/S

cc: Gerry Hyland, Supervisor, Mt. Vernon District
John Byers, Planning Commissioner, Mt. Vernon District
Jane W. Gwinn, Zoning Administrator
Edward J. Jankiewicz, Director, Design Review Division, DEM
Angela Rodeheaver, Section Chief for Site Analysis, OT
Bonds and Agreements Branch, DRD, DEM
Ellen P. Harrelson
File: RZ B-715

Patton Harris Rust & Associates, pc
3998 Fair Ridge Drive
PO Box 901
Fairfax, Virginia 22030

Fax 703 352-9883
703 279-8700

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OFFICE OF COMPREHENSIVE PLANNING

PR 4 1995

ZONING EVALUATION DIVISION

March 31, 1995

Ms. Barbara A. Byron, Director
Zoning Evaluation Division
Office of Comprehensive Planning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Offices:
Fairfax, VA
Bridgewater, VA
Chantilly, VA
Leesburg, VA
Rockville, MD
Virginia Beach, VA
Winchester, VA

RE: HARRELSON PROPERTY
INTERPRETATION FOR RZ-B-715
PHR&A F-9124-1-0

Dear Ms. Byron:

On behalf of Morningside Developments, Ltd., this letter is in response to your letter of February 10, 1995 requesting further information documenting the open space and units provided within the boundaries of the PDH-5 development. All references in this letter to the "development tabulations" refer to those tabulations shown on the most recent Development Plan Amendment entitled "Development Plan for a Portion of Briary Farms" and prepared by Springfield Associates dated January 4, 1978, accepted by the Board of Supervisors in conjunction with the approval of RZ-B-715.

Based on our review and tabulation of information presented on site plans and plats found in the County files, and a visual field investigation, the following conclusions were reached.

1. The total number of units constructed are 243 townhouses and 130 elderly housing units in the Mount Vernon House for a total of 373 units.

The most recent development tabulations proposed 385 units.

2. The "Total Open Space" actually provided is ± 52 acres.

The most recent development tabulations proposed 51.80 acres.

3. The "Developed Open Space" actually provided is ± 7.2 acres.

The most recent development tabulations provided a total of 7.23 acres; however, the area required to support the 385 units is 7.16 acres, as discussed in my previous interpretation letter dated December 20, 1994.

Ms. Barbara A Byron, Director
March 31, 1995
Page 2

In order to compile the figures listed above, the following steps were taken:

Number of Units. The total number of units were tabulated on the record plats for the townhouse portion of the development and Site Plan for the elderly housing portion. Additionally, the townhouse units were counted in the field.

Total Open Space. The area of total open space within the 72.5-acre project was tabulated. For the townhouse portion, the numbers were taken from the record plats. For the elderly housing and the commercial portions, the area was calculated (by planimentering) based on the Site Plans.

Developed Open Space. The record plats for the townhouses and the site plan for the elderly housing complex did not have a clear listing of the Developed Open Space which matched with the actual items constructed in the field. The tabulations shown above are based on calculated areas shown on the record plats when available. When not available, areas were calculated (by planimentering) from the Site Plans and plats found in the County files. The visual field investigation by representatives from Morningside Developments, Ltd. proved that some of the areas shown to be developed on the Development Plan Amendment were not existing, but other areas were developed. The calculations reflect the areas that are actually developed with recreational amenities.

Proposed Use of the Remainder of the Harrelson Tract. The residue of the tract is proposed to remain in its current use which is horse related facilities, including such uses as therapeutic riding academy, riding and boarding stables, equine center, riding arena and animal hospital ancillary to the boarding stables.

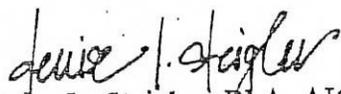
Based on the information presented above, it is our understanding that an application for an assisted living elderly housing complex on 4.38 acres of the 11.3 acre Harrelson Tract (Tax Map 102-1 ((1)), parcel 3C) is permitted to be filed as a secondary use in the PDH-5 Zoning District. The use of the remainder of the Harrelson Tract will also be specified on the application. Further, it is our understanding that the "Additional Standards for Housing for the Elderly" (Section 9-306) will be used as a guideline in the review of the application. It is understood that the three procedures outlined in the May 28, 1993 interpretation letter from Jane Gwinn must be followed in order to file an application. Please confirm that this understanding is accurate.

Ms. Barbara A Byron, Director
March 31, 1995
Page 3

If you have any questions or need further information, please call me at 273-8700. We would appreciate a response from your office as soon as possible; another court date is driving our time schedule. Thank you for your assistance.

Sincerely,

PATTON HARRIS RUST and ASSOCIATES
A Professional Corporation


Denise L. Steigler, RLA, AICP
Senior Landscape Architect/Planner

DLS/clm
wps.366

cc: Steve Kerr, OCP
N. Turner, Morningside Dev.
R. Sutliff, Miles & Stockbridge
Tom Rust, PHR&A

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

PHR&A

MAY 19 1995

ZONING EVALUATION DIVISION

Patton Harris Rust & Associates, p.c.
3998 Fair Ridge Drive
PO Box 901
Fairfax, Virginia 22030Fax 703 352-3983
703 273-8700

MEMORANDUM

TO: Barbara Byron, Office of Comprehensive Planning
Steve Kerr, Office of Comprehensive Planning
Nevill Turner, Morningside Developments, Ltd.

FROM: Denise L. Steigler, RLA, AICP *Denise L. Steigler*
Senior Landscape Architect/Planner

DATE: 17 May 1995

RE: HARRELSON PROPERTY OPEN SPACE TABULATIONS
PHR&A F-9124-1-0

Offices:
Fairfax, VA
Bridgewater, VA
Chantilly, VA
Leesburg, VA
Rockville, MD
Virginia Beach, VA
Winchester, VA

As a follow-up to the meeting held on 12 May 1995 to discuss the open space tabulations, the following is a breakdown of the tabulations calculated by Patton Harris Rust & Associates, p.c. for the overall 72 acre development. The tabulations are compiled from Plats and Site Plans found in the County files, and if the information could not be found in a tabulation, the area was planimetered from a photocopy enlargement of the plans. As discussed in the meeting, the areas derived from planimetering are approximate due to the accuracy of the planimeter and the base information (photocopy enlargement). The areas noted as found on plans or plats are reported from information prepared by others. Two additional areas were added to Developed Open Space: the tot lot adjacent to the Nursing Home and the fishing area within parcel 48B. These additions make the Developed Open Space exceed the 7.23 acres shown in the FDP tabulations.

I am prepared to meet with OCP at your convenience to review the plans, plats and tabulations, so OCP can move forward with verifying the numbers. Also as discussed, the target date for a final response to the calculations by OCP is Monday, June 5, 1995.

MEMORANDUM
17 May 1995
Page 2

TOTAL OPEN SPACE

HUNTINGTON AT MOUNT VERNON, SECTION THREE
(Tabulation from Plat-Area Summary which includes Briary Farms,
Huntington At Mount Vernon Sections One, Two and Three)

o Open Space and Private Streets	11.113 AC
o Parcel 9 Conveyed to Fairfax County Park Authority	<u>27.1480 AC</u> 38.2593 AC

REMAINING HARRELSON TRACT-Tax Map Parcel 3C
(Tabulation from FDP, also Tax Assessment) 11.3017 AC

MOUNT VERNON HOUSE-ELDERLY HOUSING
(Planimetered from Site Plan)

o Interior Courtyard	6,356 SF
o Around Site	<u>19,336 SF</u>
Total	25,692 SF

MOUNT VERNON PROFESSIONAL CENTER
Includes 5 Office Buildings and Nursing Home
(Planimetered from Site Plan) 95,948 SF

TOTAL OPEN SPACE 121,640 SF + 49.561 AC =
2.792 AC + 49.561 AC = 52.353 AC

MEMORANDUM
 17 May 1995
 Page 3

DEVELOPED OPEN SPACE

Tabulations for Developed Open Space for the townhouse portion of the development were found on a plan entitled "Site and Grading Plan-Section 3 Huntington at Mt. Vernon", prepared by Springfield Associates, dated 9/14/78. However, based on a field visit by a representative of Morningside Development, Ltd. (MDL), it was determined that additional Developed Open Space is existing in the field. The tabulations below reflect the developed areas noted in the field.

**BRIARY FARMS AND HUNTINGTON AT MOUNT VERNON,
 SECTION ONE**

- o A Portion of Parcel 48B to the South of Section One-Developed with a Trail, Picnic Benches, Barbecue, Trash Receptacles. (Area shown on Site Plan) 1.3 AC
- o Tennis Court Area (Scaled from FDP) 30,000 SF
- o A Portion of Parcel 48B-to East of Section One and to North of Tennis Court Area (Planimetered from FDP) 47,469 SF
- o Dirt Bridle Path, with Trash Receptacles along Path, within Parcel 48B Behind Sections One and Two, to the South of the 1.3 Acre Parcel Described Above. Location Estimated from Field Visit by MDL. Length Scaled from Site Plan. Width Assigned Based on Field Visit. (1480 Linear Feet x 15 Feet) 22,200 SF
- o Pool Open Space Area (Tabulations from Plat)
 - Parcel B-1-A (tot lot, benches) 0.197 AC
 - Parcel B-1-B (pool) 0.319 AC
 - Parcel B-1-C (pool house) 0.199 AC

MEMORANDUM
 17 May 1995
 Page 4

HUNTINGTON AT MOUNT VERNON, SECTION TWO

- o A Portion of Parcel 48B-To the South of Section Two. Developed with Trail, Picnic Area, Trash Receptacles. (Planimetered from Site Plan based on Limits shown on FDP) 89,331 SF
- o Fishing Area (Scaled a Portion of Stream Alignment from Tax Map. Assigned Width to be 10-feet for Embankment). (1300 Linear Feet x 10 Feet) 13,000 SF
- o Parcel A (Tabulation from Plat) 0.477 AC

HUNTINGTON AT MOUNT VERNON, SECTION THREE

- o Parcel B (Tabulation from Plat) 0.168 AC

MOUNT VERNON HOUSE-ELDERLY HOUSING

- o Interior Courtyard 6,356 SF
- o Outdoor Patio Area 735 SF
- (Planimetered from Site Plan) 7,091 SF (0.154 AC)

MOUNT VERNON NURSING CENTER

- o Tot Lot (Planimetered from Site Plan. Location Estimated from Visual Field Visit by MDL) 9,791 SF

TOTAL DEVELOPED OPEN SPACE 218,882 SF + 2.66 AC
 5.025 AC + 2.66 AC = 7.685 AC

cc: Sean Ambrose, MDL
 Randy Sutliff, Miles & Stockbridge
 Tom Rust, PHR&A



FAIRFAX COUNTY

OFFICE OF COMPREHENSIVE PLANNING
Zoning Administration Division
12055 Government Center Parkway, Suite 800
Fairfax, Virginia 22035-5505

V I R G I N I A

(703) 324-1374

Fax 324-3924

May 28, 1993

Lewis Robbins
c/o Michael Callahan
P.O. Box 639
Destin, Florida 32540

Re: Interpretation for RZ B-715 (Harrelson Tract)

Dear Mr. Robbins:

This is in response to your letter of April 12, 1993 requesting an interpretation of the zoning and approved conceptual/final development plan (CDP/FDP) accepted by the Board of Supervisors in conjunction with the approval of RZ B-715. As I understand it, the question is whether a proposed elderly housing project with accessory nursing services on 3.5 acres and a "therapeutic" riding center can be developed on property located at 2405 Parkers Lane (Tax Map 102-1 ((1)) 3C). This determination is based on the development tabulations shown on the most recent development plan amendment for RZ B-715 approved by the Board of Supervisors on February 27, 1978, entitled "Development Plan for a Portion of Briary Farms" and prepared by Springfield Associates which is dated January 4, 1978. Copies of the development tabulations shown on the above referenced plan are attached for reference.

The development tabulations shown on the above-referenced plan indicate that bonus density based on excess open space and developed recreational open space was granted with the rezoning and that a density for the development greater than that approved could have been justified by the tabulations. The tabulations indicate that the excess open space and developed recreational open space could have supported a maximum density of up to 400 dwelling units; 385 dwelling units were approved. Parcel 3C, approximately 11 acres in size, was shown as open space and included as such in the tabulations. Based upon the calculations shown on the latest approved CDP/FDP, approximately 3.5 acres of the 11.3017 acre tract are not necessarily required to support the density approved as part of the PDH-5 zoning.

As a result, an application could be filed to develop a 3.5 acre portion of Parcel 3C with an elderly housing project and to also include a "therapeutic" riding center on Parcel 3C (both of which are secondary uses in a PDH-5 zoning district), all as described in your April 12, 1993 letter, under the following procedures:

1. The development tabulations for RZ B-715 and all subsequent development plan amendments contain a note that referenced Parcel 3C and described certain use restrictions related to a private covenant. The note reads as follows:

Mr. Lewis Robbins
May 28, 1993
Page 2

"Includes 11.3017 acres to be retained by Harrelson family. Use to be restricted by covenant to 3 single family residences, boarding stables, riding academy or equine center."

A proffered condition amendment (PCA) application must be filed on the 11.3017 acre parcel (Tax Map 102-1 ((1)) 3C) in order to delete the above referenced note, and to show all proposed uses of the 11.3017 acre property (elderly housing, riding center). It is my understanding that the ability to develop three houses on the property as currently permitted, would no longer be pursued.

2. As part of the proffered condition amendment application, a CDPA/FDPA application would be required for this parcel. These applications would propose to amend the currently approved conceptual/final development plan to show the elderly housing and the "therapeutic" riding center to be developed as secondary uses in the PDH-5 District. The CDPA/FDPA plan would show the land area and physical layout of each use proposed.
3. Since this parcel is a portion of a larger area joined under a single rezoning, all property owners within the development, along with all property owners adjacent to the area of the PCA, would be required to be notified as part of the legal notification process. The concurrence of all owners of Parcel 3C would be required to file the PCA application.

Your letter of April 19, 1993 also requested information related to Fairfax County's requirements for developing the uses you proposed. Staff would review a proposed application as described above against the Zoning Ordinance and the Comprehensive Plan for compliance with all applicable provisions. This includes the density, open space and parking requirements, landscaping, etc. I have attached some information from the Zoning Ordinance which will provide you with an overview of some of the major requirements as follows:

- o Sect. 8-609 of the Zoning Ordinance
Additional standards for riding and boarding stables.
- o Sect. 9-306 of the Zoning Ordinance

Although the proposed elderly housing would be located in the PDH-5 District as a secondary use and not as a special exception, Sect. 9-306 of the Zoning Ordinance is used as a guide. These regulations would assist the County in reviewing the density and the open space being proposed for the elderly housing project.

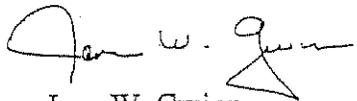
- o Sect. 11-103 of the Zoning Ordinance
These regulations outline the parking requirements for housing for the elderly.

Mr. Lewis Robbins
May 28, 1993
Page 3

To assist you in the filing of a Proffered Condition Amendment and Final Development Plan Amendment application, I have enclosed an application information package. If you have any questions or desire assistance in the filing of this application, please call Ms. Virginia Ruffner in our applications acceptance section at (703) 324-1290.

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

Sincerely,



Jane W. Gwinn
Zoning Administrator

JWG/SWK/159

Attachments: A/S

cc: Gerald W. Hyland, Supervisor, Mount Vernon District
John W. Byers, Planning Commissioner, Mount Vernon District
Barbara A. Byron, Director, Zoning Evaluation Division
David P. Bobzien, County Attorney
Virginia A. Ruffner, Planner II, Special Projects Branch, ZED
Ellen P. Harrelson
File: RZ-B-715

Michael Callahan
P.O. Box 639
Destin, Florida 32540
(904) 837-8898 - fax (904) 837-7718

OFFICE OF COMMUNITY DEVELOPMENT AND ADMINISTRATION
RECEIVED
APR 19 1993
ZONING EVALUATION DIVISION

April 12, 1993

Zoning Evaluation Div.- Fairfax
Suite 801
12055 Govt. Center Pkwy
Fairfax, VA 22035
Attn: Barbara Byron

Dear Ms. Byron:

Please accept this letter as a request for a zoning evaluation of the approximately eleven acres located at 2405 Parkers Lane, Alexandria, Virginia.

Our intention for this property is to develop a building for the operation of an "assisted care" facility for the aged and/or the building and operation of a "professional" building that would provide specific medically related services currently not available in the community that would service the needs of the adjacent hospital and the proposed "assisted care" facility. We are currently estimating the size of said "assisted care" facility to be a 50,000 to 60,000 square foot, 3 story structure, assuming the necessary approvals could be obtained. The project would include sufficient parking, outside "leisure" areas, as well as the necessary ingress and egress.

The Harrelsons would like to have a "therapeutic" riding center built on a portion of this acreage. This would be for the medical treatment of disabled persons. Should the medical requirements include an enclosed riding area, one would be built along with indoor stables. In conjunction with the zoning evaluation, it is essential to our negotiations with the Harrelsons to know whether the proposed riding center project would have any impact on our requirements to erect the "assisted care" facility and/or the "professional" building. In addition, it is necessary for us to know the requirements, including minimum area, for the riding center.

The broad proposal outlined herein is subject to change based upon many factors, including your requirements. However, it is our group's intention to develop a project that would have a minimal effect on the current living and safety standards of the surrounding environment and community while providing additional jobs and services to the

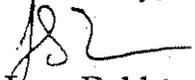
local community. Needless to say, such a project would also increase the tax base on the local and county levels.

We would appreciate your prompt attention since the property is currently in foreclosure and the mortgagee has given us a deadline of June to come up with an acceptable alternative to foreclosure sale.

Once again, I wish to thank you for the time already spent as well as for the prompt attention we are hoping for this matter.

Should there be any additional information required, or anything we can do to expedite your response, please do not hesitate to contact me at (904) 837-8898.

Sincerely,



Lew Robbins

cc: Rose Lambert, Office of the Mt. Vernon District Supervisor



County of Fairfax, Virginia

MEMORANDUM

DATE: April 7, 2016

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

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

SUBJECT: Land Use Analysis:
PCA B-175, RZ 2015-MV-015, SE 2015-MV-030 (L & F Bock Farm, LLC)

This memorandum, prepared by Brenda Cho, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Proffered Condition Amendment (PCA), Rezoning (RZ), and Special Exception (SE) applications dated May 2015, as revised through March 21, 2016. 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.

DESCRIPTION OF THE APPLICATION

The subject application is located along Hinson Farm Road [Tax Map Parcel 102-1 ((1)) 3C pt.] near the intersection of Sherwood Hall Lane and Route 1 in the Mount Vernon District. The 4.38 acre site is proposed for an independent living facility, pending a Special Exception application. The applicant also proposes to delete the proposed application area from the original rezoning application (RZ B-167) and rezone the site from the PDH-5 District to the R-8 District. 128 independent living units in four buildings are proposed for the site.

LOCATION AND CHARACTER OF THE AREA

The application property is bounded by Hinson Farm Road to the north, Parkers Lane to the east, offices to the west and single-family detached dwelling units to the south. The Inova Mount Vernon Hospital complex is located across Hinson Farm Road, and there are single-family detached units across Parkers Lane.

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Planning Division
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COMPREHENSIVE PLAN CITATIONS:

Land Use

The Comprehensive Plan Areawide Recommendations for the Mount Vernon Planning District may be accessed at:

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area4/mtvernon.pdf>

In the Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Mount Vernon Planning District, Amended through October 10, 2015, MV6-Fort Hunt Community Planning Sector, Pages 162 – 169, the Plan, as applied to the application area, states the following:

“CONCEPT FOR FUTURE DEVELOPMENT

This entire sector is recommended to develop as Suburban Neighborhoods in the Concept for Future Development.

RECOMMENDATIONS

Land Use

The Fort Hunt Community Planning Sector contains stable residential neighborhoods. Infill development in this sector should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.

Figure 52 indicates the geographic location of land use recommendations for this sector. Where recommendations are not shown on the General Locator Map, it is so noted.”

COMPREHENSIVE PLAN MAP: 5 – 8 DU/AC

LAND USE ANALYSIS

The applicant proposes an independent living facility on part of a largely undeveloped parcel which was previously rezoned to the PDH-5 District. There is no site-specific Comprehensive Plan guidance for the site, but the Comprehensive Plan map notes that the site is planned for 5 – 8 DU/AC. Since the site is planned for residential uses, compatibility of the proposed independent living facility in the immediate area of residential, commercial and institutional uses is key.

Generally, the proposed independent living facility is in conformance with the Comprehensive Plan, though additional details and improvements could benefit the proposal. The proposed rendering of the buildings on Sheet 10 of the plan is appealing as a residential use, but it is not clear if this façade will be the same on the other side. Elevations of the buildings would be ideal to get a better sense of the bulk and massing, especially since setback waivers and a building height modification are requested. Though the applicant is not building out at the maximum recommended density, the configuration of the four proposed buildings and necessary vehicular access around the site reduces the availability of quality open space and landscaping for the future residential community. There is a proposed clubhouse and dedicated outdoor area, but the outdoor space is located near the main entrance with minimal screening along Hinson Farm Road. Crosswalks within the site would also help facilitate pedestrian movement, especially between residential buildings to the clubhouse.

DMJ:BJC



County of Fairfax, Virginia

MEMORANDUM

DATE: April 11, 2016

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: PCA-B-715
RZ 2015-MV-015;
SE 2015-MV-030

This memorandum, prepared by Mary Ann Welton, includes citations from Comprehensive Plan that provide guidance for the evaluation of the subject Proffered Condition Amendment (PCA), Rezoning (RZ), Special Exception (SE) application and proffers revised through March 22, 2016. 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 harmony with Plan policies.

DESCRIPTION

This 4.38 acre site is located approximately 0.1 mile southwest of the intersection of Parkers Lane and Hinson Farm Road; Inova Mount Vernon Hospital is situated on the opposite side of Hinson Farm Road north of the subject property. The property is currently zoned PDH-5 (Planned Development Housing at 5 dwelling units per acre) and is currently developed with the remnants of a horse farm including a garage, barn, silo, shed and other random buildings. The remainder of the site is largely undeveloped. The applicant seeks to rezone the property to R-8 (residential at 8 dwelling units per acre) in order to develop 128 independent living units in 4, 4-story buildings with approximately 242 parking spaces for residents and employees.

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ANALYSIS

Water Quality Protection and Stormwater Management Best Management Practices:

This property is situated within the Little Hunting Creek watershed and it approximately ¼ mile north of the North Branch of Little Hunting Creek Resource Protection Area and Environmental Quality Corridor. The stormwater management narrative states the following:

- An underground detention system and storm filter will be installed on the site in order to meet water quality and water quantity requirements;
- The requirements of the Stormwater Management Ordinance will be met;
- Two outfalls which serve the site are adequate.

Except for the inclusion of a future tree save area in the northwest corner of the property, the proposed future condition will be almost entirely impervious surface. No low impact development (LID) techniques are shown on the development proposal. LID techniques could enhance the proposed onsite water quality, as well as provide a landscaping enhancement. Stormwater management/best management practice measures and outfall adequacy are subject to review and approval by the Department of Public Works and Environmental Services (DPWES).

Tree Preservation: The revised development plan depicts a “tree save” area in the northwest corner of the subject property; however, more landscaping and vegetation would improve the overall layout and appearance of this development. The applicant is encouraged work with the Urban Forestry Management Division of DPWES to find additional opportunities to augment the landscaping for this development.

Green Building Practices: The Policy Plan incorporates guidance in support of the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. Staff provided the applicant with possible examples of green building commitments for similar applications. While the agent for the applicant provided a list of energy saving soft commitments in a comment response letter to issues raised by staff, no proffered commitment has been provided which supports the County’s green building policy. Therefore, staff requests that the applicant provide a proffered commitment to support the County’s green building policy with a clear definition what the commitments are, and when such commitments will be demonstrated. This issue remains unresolved.

DMJ: MAW

COMPREHENSIVE PLAN CITATIONS:

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

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

- “Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.**
- Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements. . . .
- Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the county’s streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:
- Minimize the amount of impervious surface created. . . .”

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

- “Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.**
- Policy a. Ensure that new development and redevelopment complies with the County’s Chesapeake Bay Preservation Ordinance. . . .”

The Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through February 12, 2013, page 18 states:

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

- Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.
- Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way....”

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

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

- Policy a. In consideration of other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices may include, but are not limited to:
- Environmentally-sensitive siting and construction of development;
 - Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*);
 - Optimization of energy performance of structures/energy-efficient design;
 - Use of renewable energy resources;
 - Use of energy efficient appliances, heating/cooling systems, lighting and/or other products;
 - Application of best practices for water conservation, such as water efficient landscaping and innovative wastewater technologies, that can serve to reduce the use of potable water and/or reduce stormwater runoff volumes;

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

Encourage commitments to implementation of green building practices through certification under established green building rating systems for individual buildings (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design for New Construction [LEED-NC®] 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....”



County of Fairfax, Virginia

MEMORANDUM

DATE: June 6, 2016

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

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

FILE: RZ 2015-MV-015

SUBJECT: RZ 2015-MV-015, SE 2015-MV-030, PCA –B-715 – L&F Bock Farm, LLC
Tax Map: 102-1 ((1)) 0003C (partial)

This department has reviewed the subject application including plans, dated October 15, 2015, and revised through May 13, 2016. The applicant is requesting permission to develop 128 independent living units within four 4-story buildings located on Hinson Farm Road.

FCDOT has the following comments:

- The applicant should construct a 200-foot left turn lane with a 100-foot taper on Hinson Farm Road at the site entrance.
- The applicant has proposed to construct a sidewalk along the south side of Hinson Farm Road from Tis Well Drive to Parkers Lane. The sidewalk will be constructed within a property strip owned by the Fairfax County Board of Supervisors, which runs adjacent to the subject parcel. The applicant will construct a 5-foot sidewalk with a 4-foot grass buffer to VDOT standard where adequate right-of-way is available, and a 5-foot sidewalk and a 2-foot grass buffer where right-of-way is limited.

MAD/VLH

cc: Laura Arseneau/DPZ

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



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

May 23, 2016

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

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

Subject: **PCA –B-715**
Bock Farm

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

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

- The entrance along Hinson Farm Road should be shifted so it aligns with the opposing entrance (as shown on the 1st submission).
- A left turn lane along Hinson Farm Road should be provided at the entrance. The turn lane should show a 100' taper and 200' storage.
- The proposed sidewalk along Hinson Farm Road should be located within the right of way to qualify for State Maintenance.
- Provide a typical section of a sidewalk per the VDOT *Road Design Manual* including a 4' buffer strip.
- Why is only a 2' buffer strip shown along the sidewalk where there is ample right of way along Hinson Farm Road to provide a 4' buffer strip?
- Provide a 1' easement beyond the right of way for sidewalk maintenance.
- A Waiver should be submitted if the 4' buffer strip can't be provided
- Lead walks connecting to the sidewalk along Hinson Farm Road should be at grade.
- CG-12 ramps proposed at the intersections should include opposing CG-12 ramps.



County of Fairfax, Virginia

MEMORANDUM

DATE: May 23, 2016

TO: Laura Arsenau, 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-B-715 concurrent with RZ 2015-MV-015 and SE 2015-MV-030; LDS Project# 9083-ZONA-004-1; Tax Map# 102-1-01-3C (part); Mount Vernon District

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

Chesapeake Bay Preservation Ordinance (CBPO)

Resource Protection Area (RPA) is not present on this site.

Floodplain

There is no regulated floodplain on this site.

Downstream Drainage Complaints

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

Drainage Diversion

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



Laura Arsenau, Staff Coordinator

Application# PCA-B-715 concurrent with RZ 2015-MV-015 and SE 2015-MV-030

Page 2 of 3

Water Quality Control

Water quality controls must be satisfied for this development (PFM 6-0401.2). The plan indicates that the applicant has proposed stormfilter and offsite nutrient credit to satisfy the water quality requirements of SWMO chapter 124, Fairfax County. VRRM computations were provided. The water quality compliance spreadsheet of VRRM shows that the water quality requirements of Chapter 124-4-3 are met.

BMP sizing computations, setbacks and construction specifications shall be provided and reviewed during site plan review.

Stormwater Detention

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

Plan indicates that underground detention facility with storage capacity of 35000 cubic feet will be provided to meet the above requirements. Underground detention facilities may be used in residential developments subject to the conditions specified in PFM 6-0303.6.

Please label all the drainage structures shown on Sheet#6. Underground detention facility also should be labelled clearly. Also, provide the predevelopment and post development peak release from this site due to the 2-yr 24-hr and 10-yr 24 hr storm events.

Downstream Drainage System

According to the applicant, there are two outfalls. A preliminary stormwater outfall narrative was included on the plan. Adequate outfall analysis shall be provided and reviewed in detail during site plan review.

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: June 24, 2016

TO: Laura Arseneau, Planner III
Zoning Evaluation Division, DPZ

FROM: Nicholas Drunasky, Urban Forester II NSD
Forest Conservation Branch, UFMD

SUBJECT: Division of Harrelson Parcel 10-Bock Farm
PCA-B-715/RZ 2015-MV-015/ SE 2015-MV-030

This review is based on the concurrent Rezoning RZ 2015-MV-015, Special Exception SE 2015-MV-030, and Proffer Condition Amendment PCA-B-715 stamped and dated by the submitting engineer June 21, 2016. A site visit was conducted on December 9, 2015 as part of the review for this application. I was not able to enter the site, due to it being completely fenced, so am not and it is possible that additional trees not referenced in memo exist that are worthy of preservation.

The site consists of a private horse farm that contains a residential home and several outbuildings. A large portion of the site consists of open field/horse pasture. The site also contains fencerows of early successional forest (eastern redcedar, red maple, sliver maple, black cherry, persimmon, pin oak, Bradford pear, and catalapa) along with a nice block of upland hardwood forest containing primarily large mature willow oaks.

1. **Comment:** The plan does not propose any nicely landscaped garden area in the design, which would give residents passive recreational opportunities.

Recommendation: A landscaped garden area should be incorporated into the design or added as a proffer or development condition to help define the site and provide a sense of place along with passive recreational opportunities for residents.

2. **Comment:** With this submission, a graphic has been provided depicting what is being tabulated as parking lot. However, based on the graphic provided, it appears that not all areas of the parking lot have been tabulated, which may result in an increase in interior parking lot trees required.

Recommendation: All areas of the paved parking lot based on the definition in PFM 12-0514.2 should be used in the parking lot tabulation and should also be clearly depicted with a key and symbol. Additional parking lot trees should be added if necessary.

Department of Public Works and Environmental Services
Urban Forest Management Division

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Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 711, Fax: 703-653-9550
www.fairfaxcounty.gov/dpwes



3. **Comment:** With this submission, it appears that at least three landscape islands used to provide trees for meeting the interior parking lot landscape requirement now appear to be less than the minimum eight foot width. This would not allow them to be provided at least four feet from restrictive barriers such as the curb and sidewalk. The Urban Forest Management Division does not support planting within these restricted and narrower planting islands.

Recommendation: In order to increase long term survival and to reduce potentially negative impacts to the proposed development, the configuration of the development should be adjusted to provide a planting width that exceeds the minimum planting width of eight feet for all interior parking lot trees that are not currently meeting this requirement as per PFM 12-0510.4E(5).

4. **Comment:** Given the nature of tree cover on this site several proffers will be instrumental in assuring adequate tree preservation and successful landscaping throughout the development process.

Recommendation: UFMD feels that the following proffer language is necessary to ensure effective tree preservation and landscaping:

Invasive Species Management Plan: "An invasive species management plan shall be submitted as part of the first and all subsequent site plan submissions detailing how the invasive and undesirable vegetation will be removed and managed. The detailed invasive species management plan shall include the following information:

- Identify targeted undesirable and invasive plant species to be suppressed and managed.
- Identify targeted area of undesirable and invasive plant management plan, which shall be clearly identified on the landscape or tree preservation plan.
- Recommended government and industry method(s) of management, i.e. hand removal, mechanical equipment, chemical control, other. Identify potential impacts of recommended method(s) on surrounding trees and vegetation not targeted for suppression/management and identify how these trees and vegetation will be protected (for example, if mechanical equipment is proposed in save area, what will be the impacts to trees identified for preservation and how will these impacts be reduced).
- Identify how targeted species will be disposed.
- 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 Project Arborist).
- Provide information regarding timing of treatments, (hand removal, mechanical equipment or chemical treatments) when will treatments begin and end during a season and proposed frequency of treatments per season.
- Identify potential areas of reforestation and provide recommendation



- Monthly monitoring reports provided to UFMD and SDID staff.
- Duration of management program; until Bond release or release of Conservation Deposit or prior to release if targeted plant(s) appear to be eliminated based on documentation provided by Project Arborist and an inspection by UFMD staff.”

Tree Preservation: “The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of UFMD.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees located within the tree save area 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) and 25 feet outside of the proposed limits of clearing, in the undisturbed 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 RZ/FDP and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. 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, airspading within the critical root zone to incorporate the application of compost and bio-char shall be included in the plan.”

Tree Preservation Walk-Through. “The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant’s Certified Arborist or Registered Consulting Arborist shall walk the limits of clearing and grading with an UFM, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.”



Limits of Clearing and Grading: “The Applicant shall conform strictly to the limits of clearing and grading as shown on the 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.”

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

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, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.”

Root Pruning: “The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 - 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.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.”

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.”

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

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

Native Species Landscaping: “All landscaping provided shall be native to the middle Atlantic region to the extent feasible and non-invasive as determined by UFMD. In addition, the quality and quantity of landscaping provided shall be in substantial conformance with the RZ/FDP.”

Soil Remediation For Compacted Areas Where Planting Is Proposed Such As The Gravel Driveway: “A soil remediation plan shall be developed that addresses how soil compaction will be mitigated within the entire planting area (not only planting holes) to create a favorable planting condition to a depth of 18-24 inches within areas of compacted soil. The type, quantity, and quality of compost and topsoil to be used in accordance with the following criteria shall be specified. For more information please refer to the ANSI A300 Part 2: Tree, Shrub, and Other Woody Plant Management – Standard Practices (Soil Management a. Modification, b. Fertilization, and c. Drainage) along with the supplemental BMP for “Soil Management for Urban Trees.”

- a. Compost shall be derived from plant material and provided by a member of the U.S. Composting Seal of Testing Assurance (STA) program.
- b. The compost shall be the result of the biological degradation and transformation of plant derived materials under conditions that promote anaerobic decomposition. The material shall be well composted, free of viable weed seeds, and stable with regard to oxygen consumption and carbon dioxide generation.

The compost shall have a moisture content that has no visible free water or dust

**Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division**

12055 Government Center Parkway, Suite 535

Fairfax, Virginia 22035-5503

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www.fairfaxcounty.gov/dpwes



produced when handling the material. It shall meet the following criteria as reported by the U.S. Council STA Compost Technical Data Sheet Provided by the vendor:

- i. 100% of the material must pass through a half inch screen
- ii. The pH of the material shall be between 5.5 and 7
- iii. Manufactured inert material (plastic, concrete, ceramics, metal, etc.) shall be less than 10% by weight
- iv. The organic matter content shall be between 35% and 65%
- v. Soluble salt content shall be less than 6.0 mmhos/cm
- vi. Maturity should be greater than 80%
- vii. Stability shall be 7 or less
- viii. Carbon/nitrogen ratio shall be less than 25:1
- ix. Trace metal test result = "pass"
- x. The compost must have a dry bulk density ranging from 40 to 50 lbs./cu.ft."

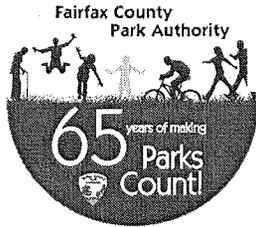
If you have any questions, please feel free to contact me at 703-324-1770.

NJD/

UFMDID #: 205880

cc: DPZ File





FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

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

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

DATE: March 1, 2016

SUBJECT: PCA B-715 / RZ 2015-MV-015 / SE 2015-MV-030, Bock Farm
Tax Map Number: 102-1((1))3C

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated October 28, 2015, for the above referenced application. The Development Plan shows 128 new independent living units for ages 55+, in four buildings, with underground parking, a recreational area for the residents, including a 4,000 square foot clubhouse, swimming pool, bocce ball court, and sidewalks, on a 4.4-acre site that currently contains barns and outbuildings, to be rezoned from PDH-5 to R-8. Based on an average senior adult independent living household size of 1.5, the development could add 192 new residents (128 new x 1.5 = 192) to the Mount Vernon Supervisory District.

COMPREHENSIVE PLAN GUIDANCE

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. The Policy Plan sets forth the objective to “Provide for current and future park and recreational needs through a combination of development of new and existing sites and the optimal use of all existing facilities.” “Ensure that the location, design, development and redevelopment of park resources are accessible for all populations and are adaptable to changing recreational, demographic, and economic trends (Parks and Recreation, Objective 4, policy e., p.5-6).

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, including “residential land development should include provisions for contributions, or dedication, to the Park Authority of usable parkland and facilities, public trails, development of recreational facilities on private open space, and/or provision of improvements at existing nearby park facilities” (Parks and Recreation, Objective 6, p.7-8). 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).

The Mount Vernon Planning District recommendations in the Area IV Plan describe the importance of neighborhood parks, trails, and historic features.

Recommendations for the area of this application specifically state “Identify, preserve and promote awareness of heritage resources through research, survey and community involvement” (Area IV, Mount Vernon Planning District, Area-Wide Recommendations, Overview, Amended through 10-20-2015, p.4).

The Plan goes on to state “Although much of the District has been developed, there is potential for prehistoric and historic resources to exist in undeveloped areas, and it is possible that some historic resources may yet exist within older established developments. Large portions of the Mount Vernon Planning District have not been surveyed to determine the presence or absence of heritage resources. It is important that these areas be examined before they are developed and appropriate action taken to record, preserve and/or recover the significant resources.” “Prior to any zoning action, ... Staff from the Cultural Resource Management and Protection Branch of the Park Authority should be consulted to develop a scope of work for any on-site archaeological surveys prior to any development or ground disturbing activity.” (Area IV, Mount Vernon Planning District, Area-Wide Recommendations, Heritage Resources, Amended through 10-20-2015, p.12, 17-18).

Heritage Resource recommendations for the MV6 Sector specifically states “open spaces in this sector may contain significant heritage resources... Such resources are of the highest level of significance for locating and preserving... 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.” (Area IV, Mount Vernon Planning District, MV-6 Fort Hunt Community Planning Sector, Heritage Resources, Amended through 10-20-2015, p.166).

Parks and Recreation recommendations for the Mount Vernon Planning District specifically state that the provision of Neighborhood Park facilities should be an integral component in new residential development (Area IV, Mount Vernon Planning District, Area-Wide Recommendations, Parks and Recreation, Amended through 10-20-2015, p.21).

Parks and Recreation section of the Comprehensive Plan for the Mount Vernon Planning District specifically state that “there are significant park and recreation needs outstanding in the district. Overall, there remains a deficiency of community parkland and facilities.” Recommendations call for new Neighborhood Park* facilities to be provided in conjunction with new residential development, with the acquisition and development of at least one additional Community Park* in the district. The section also calls for the expansion and upgrading of facilities at other parks throughout the Mount Vernon area to address active recreation needs. (Area IV, Mount Vernon Planning District, Overview, Parks and Recreation, Amended through 10-20-2015, p.21-23).

*Note: Neighborhood and Community Parks were reclassified to Local Parks in 2005 as referenced in the Policy Plan, Parks and Recreation, Appendix I, Park Classification System, Amended through 3-4-2014, pp. 8-14.

Finally, text from the Mount Vernon District chapter of the Great Parks, Great Communities Park Comprehensive Plan echoes recommendations in the Countywide Comprehensive Plan (Great Parks Great Communities, Mt Vernon chapter, p.1, 14, 17-18).

ANALYSIS AND RECOMMENDATIONS

Park Needs:

Using Plan guidance and adopted service level standards, staff has identified a need for Local Parks and recreational facilities in this area. Residents desire recreational facilities and opportunities at parks near where they live for all age groups and socio-economic populations. Therefore, strategy suggestions in the Great Parks Great Communities (GPGC) Plan include creating more facilities, better distributing facilities across the County, and reducing barriers to use. Specific District chapter recommendations include adding a combination of active and passive recreation facilities, amenities and gathering spaces to attract and promote social interaction among community members in local parks collocated with other civic uses such as the nearby Mount Vernon Government Center and Mount Vernon Hospital which is directly across the street. Due to the existing dense development within Mount Vernon, there are few opportunities to purchase land suitable for park facilities. Therefore, the most likely source of new parkland to address the service level deficiencies will come from infill development and redevelopment within commercial areas (Great Parks Great Communities, Mount Vernon chapter, p.1, 14, 17-18).

Existing nearby parks (Carl Sandburg School Site, Collingwood, Fort Hunt, George Washington, Gilbert McCutcheon, Hollin Hall, Hollin Meadows, John Byers, Kirk, Little Hunting Creek, Martin Luther King Jr, Stephen S Foster School Site, Stratford Landing, Vernon Heights, and Woodley Hills) meet only a portion of the existing demand for parkland generated by residential development in the Fort Hunt Area. Many of these parks are resource based, or have site constraints that preclude them from supporting new facilities. The closest park, John Byers, has a basketball court, playground, picnic area, open play area, and trails, which will receive increased use as a result of this development. However, the existing facilities cannot be expanded or new facilities added because the larger, undeveloped portion of the park is constrained by RPA, flood plain, stormdrain easement or flood plain easements that preclude adding facilities. In addition to a need for 17 acres of Local parkland to meet service level standards, the recreational facilities in greatest need in this area include basketball courts, rectangle fields, playgrounds, diamond fields, reservable picnic shelters with amenities, a neighborhood skate park, and trails (Great Parks Great Communities, Mt Vernon chapter, p.14, 17-18).

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 or upgrade facilities needed as the population increases. To offset the additional impact caused by the proposed development, the applicant should contribute \$171,456 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:

The planned residents for this development are 55+ active adults. This segment of the population comprises a large proportion of park users supporting the growing evidence of active lifestyle benefits that include increasing longevity, health, and wellness. The development plan does not show adequate recreational facilities onsite, therefore, in accordance with Policy Plan Objective 6, the Park Authority requests that the applicant develop an integrated recreation area / park that includes recreational facilities onsite. Features such as gathering places, seating areas, trails, outdoor fitness equipment, shade elements, community gardens, special landscaping, fountains, sculpture, and street furniture are appropriate to be integrated into the site. Recreation uses such as bocce, tennis, and pickle ball courts, picnic tables and grills may be incorporated to provide residents on-site recreation opportunities.

Trails:

Sidewalks exist on the opposite (north) side of Hinson Farm Road from the proposed development. Sidewalks are also present in the adjacent development to the west and along Parkers Lane to the east. The applicant has not proposed any sidewalk or trail connections to the amenities, services, and community surrounding their proposed development. As currently proposed, new residents will have to drive to nearby destinations.

To provide community access to nearby services, such as Martin Luther King Jr. Park to the west and George Washington Memorial Parkway to the east, the Park Authority recommends that the applicant provide a publicly accessible sidewalk connection along the frontage on Hinson Farm Road to connect to the existing sidewalks on Parkers Lane to the east and the adjacent developed parcel to the west so that residents can easily walk to nearby facilities. Walkways should also be provided between the facilities within this development.

Natural Resources Impact:

Staff requests that all landscaping to be installed should be of non-invasive species to protect the environmental health of nearby county parkland. Non-native species either do not fare as well as natives, or are invasive, requiring regular maintenance, negatively impacting the environmental health of Park Authority property. There is an opportunity in this application to provide landscaping that is attractive, filters pollutants, and serves an ecosystem function simultaneously. Species should be native to Fairfax County to provide the greatest ecosystem benefit to the county. A list of native planting alternatives can be found in Native Plants for Conservation, Restoration, and Landscaping, Virginia Piedmont Region (VA DCR):
http://www.dcr.virginia.gov/natural_heritage/documents/pied_nat_plants.pdf

Cultural Resources Impact:

The parcels were subjected to cultural resources review which indicated that the site may contain significant cultural resources related to the existing historic buildings dating back to prior to 1937. The Park Authority recommends a Phase I archaeological survey. If significant sites are found, Phase II archaeological testing is recommended in order to determine if sites are eligible for inclusion on the National Register of Historic Places. If sites are found eligible, avoidance or Phase III archaeological data recovery is recommended.

At the completion of any cultural resource studies, the Park Authority requests that the applicant provide two copies (one hard copy, one digital copy) of the archaeology report as well as field

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

Dedication of Land to the Park Authority:

The subject property has been used as a residence and horse stable with riding rinks and pastures, dating back to the late 1960's or earlier. A restrictive covenant was placed on this property in 1973, to preserve the subject property as open space for the community. This application proposes to develop 4.4 acres of the 11.3 acre site with 128 new housing units, leaving 6.9 acres undeveloped. Staff requests that the applicant consider a more efficient layout of their proposed development to conserve open space which could be used as parkland. This could also conserve costs to the developer, while making the project more attractive to potential clients and neighbors alike.

Based on the projected park needs discussed in the Mount Vernon District Area Plan and Great Parks Great Communities Plan, referenced above, this site is an ideal location for a Local park with few other opportunities in this area for parkland acquisition. Staff requests that the applicant dedicate the remaining 6.9 acres to the Fairfax County Park Authority to preserve the remaining open space for public park purposes.

In accordance with a December 11, 2000 BOS resolution, "park, recreation or open space should be deeded directly to the Fairfax County Park Authority without first being deeded to the Board." Proffers should indicate that land will be dedicated directly to the Park Authority and a note indicating such should be added to the Development Plan.

Any debris and waste currently on the parcel should be removed prior to dedication. In accordance with PFM 2-1102.4B, the landowner is required to take any necessary corrective action prior to Park Authority acceptance. Following site cleanup of debris and prior to land dedication, the Park Authority requests that the Applicant arrange for an inspection by the Park Authority Real Estate Services Manager (703-324-8708), Area 3 Operations Manager (703-765-6020) and Natural Resource Protection Manager (703-324-8674). If the condition of the land is acceptable to the Park Authority, the Applicant should dedicate the property prior to their bond release from Fairfax County.

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:

In addition, the Park Authority recommends the following:

- Contribute \$171,456 to the Park Authority for local park development
- Enhance onsite recreational facilities
- Provide sidewalks and trail connections
- Conduct a Phase I archaeological study & any needed follow up studies
- Remove invasive species from the landscape plan; consider using only native plantings
- Redesign layout to allow more efficient use of the site
- Dedicate 6.9 acres to the Park Authority for public park use

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 and development conditions be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Andy Galusha
DPZ Coordinator: Laura Arsenau

Copy: Cindy Walsh, Director, Resource Management Division
Brian Williams, Manager, Real Estate Services
Liz Crowell, Manager, Cultural Resource Management & Protection Section
John Stokely, Manager, Natural Resource Management & Protection Section
Laura Arsenau, DPZ Coordinator
Chron File
File Copy



County of Fairfax, Virginia

MEMORANDUM

DATE: December 14, 2015

TO: Laura Arsenau
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 B 715 conc with RZ 2015 MV 015; SE 2015 MV 030**
Tax Map No. 102-1-((01))-0003-C

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

- The application property is located in Little Hunting Creek (K) watershed. It would be sewerred into the Noman M. Cole Pollution Control Plant (NMCPCP).
- Based upon current and committed flow, there is excess capacity in the NMCPCP. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
- An existing 8 inch line located in the Chancery Court and approximately 150 ft from the property is adequate for the proposed use at this time.
- The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

- Other pertinent comments:**





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

RECEIVED
Department of Planning & Zoning

NOV 20 2015

Zoning Evaluation Division

**PLANNING & ENGINEERING
DIVISION**

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

November 17, 2015

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

Re: SE 2015-MV-030
RZ 2015-MV-015
PCA B-715
Bock Farm
Tax Map: 102-1

Dear Ms. Berlin:

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

1. The property is not currently served by Fairfax Water.
2. A looped 8-inch water main will be required to Chancery Court. 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.

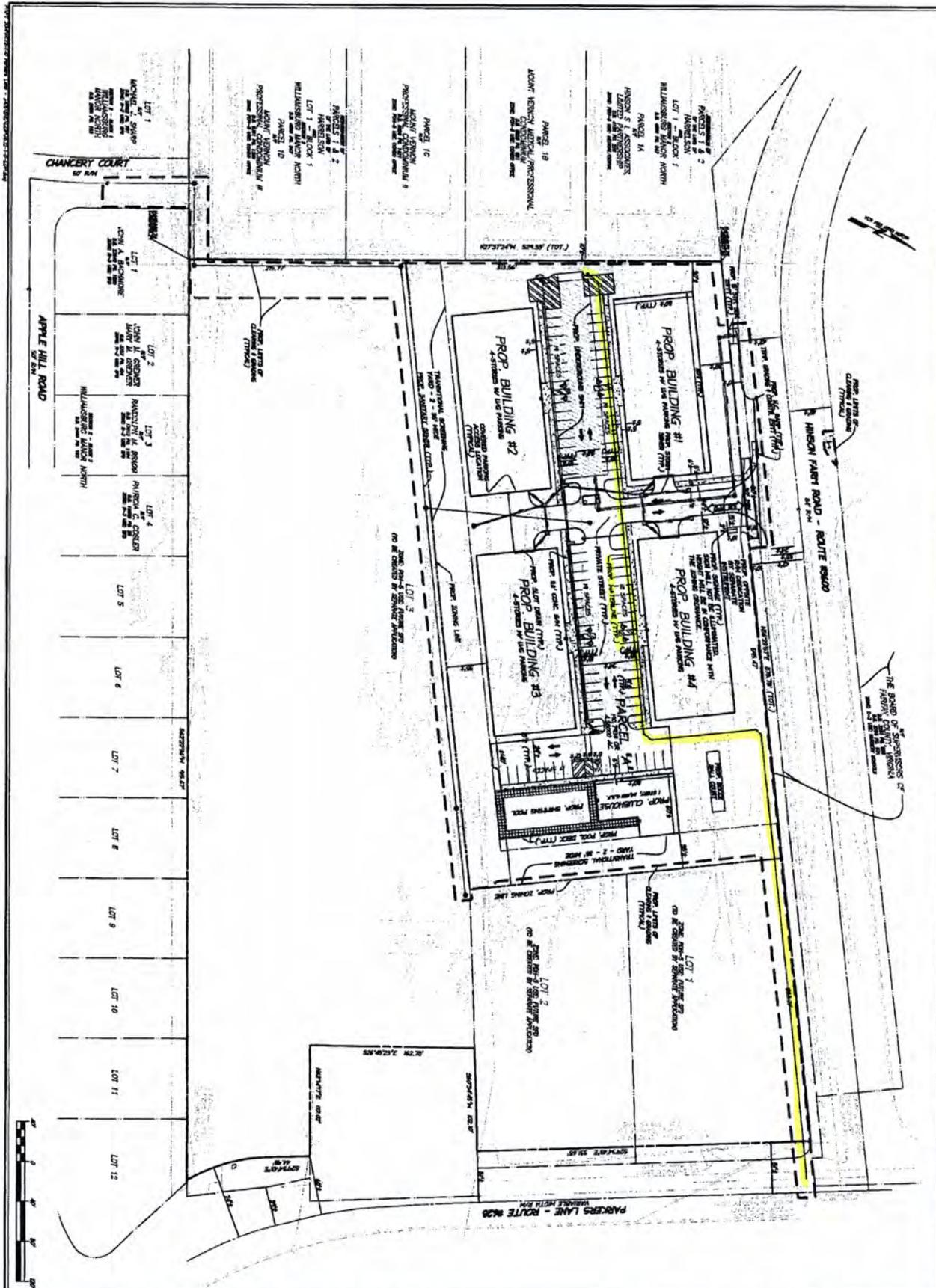
If you have any questions regarding this information please contact Ross Stilling, P.E., Chief, Site Plan Review at (703) 289-6385.

Sincerely,

A handwritten signature in black ink, appearing to read "Gregory J. Prelewicz".

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

Enclosure



SHEET 5 OF 9
 DATE: MAY, 2008
 DRAWN: J. D. BOCK
 CHECKED: J. D. BOCK
 DATE: 5-14-08

DATE	REVISION	APPROVED BY	DATE

BOCK FARM
 SPECIAL EXCEPTION
 G.D.P.

FERRIS WORTH DISTRICT
 FAYETTE COUNTY, VIRGINIA



Title:

Legend

Hydrants

- ◆ Fairfax Water, Active
- ◆ Other, Active
- ◆ Fairfax Water, In active

Hydrant Valves

- Fairfax Water
- Other

System Valves

- Gate, Open, Fairfax Water
- Gate, Closed, Fairfax Water
- Gate, Open, Other
- Gate, Closed, Other
- Butterfly, Open, Fairfax Water
- Butterfly, Closed, Fairfax Water
- Butterfly, Open, Other
- Butterfly, Closed, Other

Main Breaks

- ✂ Main Breaks

Pressurized Mains - Private

- Private, In Service
- Private, Approved

Pressurized Mains

- Approved
- Transmission Main, CastIron
- Transmission Main, DuctileIron
- Transmission Main, Steel
- Transmission Main, Plastic
- Transmission Main, AsbestosCement
- Transmission Main, PCCP
- Transmission Main, Unknown
- DistributionMain, CastIron
- DistributionMain, DuctileIron
- DistributionMain, Steel
- DistributionMain, Plastic
- DistributionMain, PolyVinylChloride
- DistributionMain, AsbestosCement
- DistributionMain, PCCP
- DistributionMain, Copper
- DistributionMain, Galvanized
- DistributionMain, HDP
- DistributionMain, Unknown





County of Fairfax, Virginia

MEMORANDUM

DATE: December 10, 2015

TO: Laura Arsenau
Staff Coordinator
Department of Planning and Zoning, Zoning Evaluation Division

FROM: Laurie Stone
Strategic Planner
Fire and Rescue Department

SUBJECT: Zoning Application Analysis

REFERENCE: PCA B-175 concurrent with RZ 2015-MV-015 and SE 2015-MV-030
(L & F Bock Farm, LLC)

The Fire and Rescue Department (FRD) is providing the following comments on the referenced zoning application.

Current Fire and Rescue Service Delivery

The proposed independent living facility is located in the emergency response area of the Mount Vernon Fire and Rescue Station 9 located at 2601 Sherwood Hall Lane in Alexandria, VA. The next closest fire station is the Penn Daw Fire and Rescue Station 11 located at 6624 Hulvey Terrace in Alexandria, VA.

Emergency Response Impact of Proposed Development

FRD analyzes the rate of incidents per population in each fire station's response area across the county to determine each fire station's workload capacity. In FY2015, there were 4,366 incidents in the Mount Vernon fire station's response area and 4,375 incidents in the Penn Daw fire stations response area. These two fire stations are the busiest in Fairfax County.

Historically, residential facilities for older adults result in a greater number of emergency medical incidents. Although the potential increase in emergency calls currently can be handled by the existing fire stations, approval of multiple new development rezoning applications in a station's response area could significantly impact that station's availability and overall response times to all emergency incidents.

Traffic Signal Preemption Equipment for Emergency Responders:

As Fairfax County increases in population density and roadways become more congested, it will be challenging for FRD to meet response time goals to emergency incidents. Therefore, the FRD is aggressively pursuing installation of preemption equipment on traffic signals throughout the county. Traffic preemption also improves both civilian and firefighter safety by reducing the potential for accidents at intersections.

Proudly Protecting and
Serving Our Community

Fire and Rescue Department
4100 Chain Bridge Road
Fairfax, VA 22030
703-246-2126
www.fairfaxcounty.gov/fire



In summary, the proposed independent living facility could generate additional Fire and Rescue emergency service calls per year. Therefore, the FRD requests the developer proffer the cost of two preemption devices for traffic signals (\$10K each) located along the primary travel routes from the two closest fire stations. The attached map identifies the traffic signals needing preemption equipment.

Please contact me at 703-246-3889 if you have any questions regarding the comments.

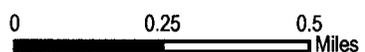
FRD L&F Bock Farm (Alexandria) Study



-  Access Point
-  Property Boundary
-  Fire Stations
-  VDOT Traffic Signals

-  Route: Station 09 to Access Point
-  Route: Station 11 to Access Point
- First Due Boundaries
- 409
- 411

FRD-GIS. Current as of: 11/17/2015



Routing based on June 2015 street network.

9-006 General Standards

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

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

9-304 Standards for all Category 3 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 3 special exception uses shall satisfy the following standards:

1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.
2. Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.
3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.
4. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.
5. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

9-306 Additional Standards for Independent Living Facilities

1. Housing and general care shall be provided only for persons who are sixty-two (62) years of age or over, couples where either the husband or wife is sixty-two (62) years of age or over and/or persons with handicaps (disabilities), as defined in the Federal Fair Housing Act Amendments of 1988, who are eighteen (18) years of age or older and with a spouse, if any. In addition, any dwelling unit within the facility may include a live-in aide. For the purposes of this Section, a live-in aide is any person who meets the definition set forth in the U.S. Department of Housing and Urban Development (HUD) regulations, Article 24, of the Code of Federal Regulations, Section CFR 5.403 and 982.316, and is further subject to Public and Indian Housing Notices PIH 2008-20 and 2009-22, and any future applicable notices issued by HUD.

An independent living facility may also provide for a resident care provider(s), subject to the provisions of this Section. A resident care provider is any person who lives in a separate dwelling unit within the independent living facility, who provides services that are determined to be essential to the care and well-being of one or more elderly or disabled persons living within the same facility and is further subject to the provisions of this Section.

The owner/manager of the facility shall be responsible for ensuring compliance with this occupancy criterion and shall, upon specific request by the Zoning Administrator, provide a copy of the document(s) used to verify occupancy qualifications of residents, live-in aides, and/or care providers.

2. The Board specifically shall find that applications under this Section adequately and satisfactorily take into account the needs of elderly persons and/or persons with handicaps (disabilities) for transportation, shopping, health, recreational and other similar such facilities and shall consider any specific facility maintenance and operating requirements to ensure that the facility meets the needs of the residents and is compatible with the neighborhood. The Board shall impose such reasonable conditions upon any exception granted as may be necessary or expedient to insure provisions of such facilities.
3. The Board shall find that such development shall be compatible with the surrounding neighborhood, shall not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use and shall not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.
4. To assist in assessing whether the overall intensity of the proposed use is consistent with the scale of the surrounding neighborhood, the total gross floor area, including the dwelling unit area and all non-dwelling unit areas, the floor area ratio and the number of dwelling units shall be shown on the plat submitted with the application.

5. No such use shall be established except on a parcel of land fronting on, and with direct access to, a collector street or major thoroughfare.

6. The density of such use shall be based upon the density of the land use recommendation set forth in the adopted comprehensive plan and as further modified by the corresponding multiplier and open space requirements set forth in the schedule provided below. Where the adopted comprehensive plan does not specify a density range in terms of dwelling units per acre, the density range shall be determined in accordance with Sect. 2-804. A minimum of fifteen (15) percent of the total number of dwelling units shall be Affordable Dwelling Units (ADUs). When 100 percent of the dwelling units are ADUs, the total number of units should be calculated using the high end of the residential density range as set forth in the adopted comprehensive plan plus the addition of a twenty (20) percent density bonus. All ADUs shall be administered in accordance with the provisions of Part 8 of Article 2. When not less than seventy (70) percent of the dwelling units are to be provided for those residents whose annual household income is not more than fifty (50) percent of the median income for the Washington Metropolitan Statistical Area (WMSA) and not more than thirty (30) percent of the dwelling units are provided for residents whose annual income is not more than seventy (70) percent of the median income for the WMSA, shall not be applicable and the total number of units may be calculated using the high end of the residential density range, as set forth in the adopted comprehensive plan, plus the addition of a twenty-five (25) percent density bonus.

Comprehensive Plan Residential Density	Maximum Number of Units Per Acre*	Required Open Space
0.2 unit per acre	Not to exceed 5 times unit per acre	75%
0.5 unit per acre	Not to exceed 4 times unit(s) per acre	70%
1 unit per acre	“	65%
2 units per acre	“	60%
3 units per acre	“	55%
4 units per acre	“	50%
5 units per acre	“	35%
8 units per acre	“	25%
12 units per acre or more	“	35%
PRC District	In accordance with an approved Development Plan	

*Excluding nursing facilities and assisted living facilities

7. Independent living facilities may include assisted living facilities and skilled nursing facilities designed solely for the residents as an accessory use.

8. All facilities of the development shall be solely for the use of the residents, employees and invited guests, but not for the general public.
9. In residential districts, the maximum building height shall be 50 feet, except that the maximum building height shall be 35 feet when the structure is designed to look like a single family detached dwelling and utilizes the applicable residential district minimum yard requirements, as set forth below, subject to further limitations by the Board to ensure neighborhood compatibility. For independent living facilities in commercial districts the maximum building height shall be as set forth in the district in which they are located.
10. For independent living units that are located in a structure designed to look like a single family detached dwelling unit and is located in the R-E through R-8 Districts, the Board may permit compliance with the applicable single family detached minimum yard requirements of the zoning district in which located. For independent living facilities located in any other structure or district, the minimum front, side and rear yard requirements shall be as follows:
 - A. Where the yard abuts or is across a street from an area adopted in the comprehensive plan for 0.2 to 8 dwelling units per acre - 50 feet.
 - B. Where the yard abuts or is across a street from an area adopted in the comprehensive plan for a residential use having a density greater than 8 dwelling units per acre or any commercial, office or industrial use - 30 feet.In any event, the Board may modify such yard requirements to ensure compatibility with the surrounding neighborhood.
11. Transitional screening shall be provided in accordance with the provisions of Article 13, and for the purpose of that Article, an independent living facility shall be deemed a multiple family dwelling.
12. The provisions of Par. 6 above shall not be applicable to proffered rezoning and approved special exception applications or amendments thereto approved prior to May 20, 2003 or for special exception applications approved prior to May 20, 2003 for which a request for additional time to commence construction is subsequently requested in accordance with Sect. 9-015. Additionally, Par. 6 above shall not be applicable, unless requested by the applicant to rezoning and special exception amendment applications filed on or after May 20, 2003, which propose no increase in density over the previously approved density.
13. Live-in aides, as defined in Par. 1 above, shall not be subject to the income limitations and/or the age/disability occupancy requirements set forth in this Section. For the purposes of this Section, the "annual household income" shall not include the income of any live-in aide when determining the eligibility of the qualified resident.
14. Resident care providers, as defined in Par. 1 above, may be provided in independent living facilities located in single family attached units or multiple

family dwelling unit buildings, limited to not more than twenty-five (25) percent of the total number of dwelling units within the facility. Such resident care providers shall not be subject to the income limitations and/or age/disability occupancy requirements set forth in this Section; however, rental occupancy shall be limited to a maximum six (6) month term, subject to renewal for additional six (6) month maximum terms upon confirmation that the care provider continues to provide services to the primary resident(s) of the development. At such time that it is determined that an individual is no longer providing care services to a resident, such individual shall vacate the rental unit at the end of the lease term.

15. For independent living facilities for low income tenants in which not less than seventy (70) percent of the dwelling units are to be provided for those residents whose annual household income is not more than fifty (50) percent of the median income for the Washington Metropolitan Statistical Area (WMSA) and not more than thirty (30) percent of the dwelling units are provided for residents whose annual income is not more than seventy (70) percent of the median income for the WMSA, the following additional standards shall also apply:

A. All occupancy shall be on a rental basis only. Maximum rental prices shall be established in accordance with the following formula, based on the appropriate median income for the WMSA. The base figure shall be adjusted by the following factors for different dwelling unit sizes based on bedroom count:

Number of Bedrooms	Adjustment Factor
0 bedrooms (efficiency/studio)	70%
1 bedroom	85%
2 or more bedrooms	100%

The result of this calculation for each size dwelling unit shall then be divided by twelve (12), then multiplied by twenty-five (25) percent and rounded to the nearest whole number to establish the maximum rent for the unit, which may or may not include utilities, at the developer's option. Resident care provider units shall not be subject to this calculation.

Initial lease terms shall be for not less than six (6) months and not more than one (1) year. Renewal terms may be on a month-to-month or other time basis, but shall not be longer than one (1) year for each renewal period.

B. The owner or manager shall monitor the income level of tenants at the time of initiation and renewal of any lease term and shall establish that any live-in aide or resident care provider continues to meet the applicable requirements of this Section. The results of such monitoring shall be provided to the Zoning Administrator on an annual basis to assure on-going compliance with the tenancy and income limits. Such report shall include the dwelling unit number/address, date of lease renewal, term of lease renewal, and tenant's income. Should a tenant become over-qualified with regard to income at any time during a lease term, such tenant shall vacate the unit at the end of the

- lease term in effect at the time of such over-qualification or within nine (9) months of such over-qualification, whichever time period is longer.
- C. Prior to the issuance of the first Residential Use Permit for any unit in the independent living facility, the owner shall record a covenant, on a form provided and approved by the Fairfax County Department of Housing and Community Development, to address at a minimum the income limitations; rental price restrictions; the perpetuity of such controls; and any other relevant limits that are imposed by the Board.
 - D. Such independent living facilities for low income residents shall not be subject to Part 8 of Article 2 of the Zoning Ordinance, the ADU Program, nor shall they be subject to the Board's policy for Workforce Dwelling Units.

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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