



APPLICATION ACCEPTED: December 31, 2018
APPLICATION AMENDED: May 10, 2019
PLANNING COMMISSION: September 18, 2019 @ 7:30 p.m.
BOARD OF SUPERVISORS: October 15, 2019 @ 4:30 p.m.

County of Fairfax, Virginia

September 4, 2019

STAFF REPORT

SE 2018-BR-028

BRADDOCK DISTRICT



APPLICANT: Classic Cottages, LLC.

ZONING: R-1

LOCATION: 4111, 4107, and 4037 Maple Avenue, Fairfax

PARCEL(S): 58-3 ((6)) 37, 38, and 38A

ACREAGE: 8.08 ac.

DENSITY: 0.87 du/ac.

OPEN SPACE: 37.8%

PLAN MAP: Residential, 1-2 du/ac.

SE CATEGORY: Category 6 – Cluster subdivision

ZO PROVISIONS: 9-615, 9-610

PROPOSAL: To permit development of seven single-family detached dwellings under the cluster provisions and allow a waiver of the minimum district size from 10 acres to 8.08 acres

Staff Recommendation

Staff recommends approval of SE 2018-BR-028 subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of a waiver of the minimum district size, pursuant to Sect. 9-610 of the Zoning Ordinance, from 10 acres to 8.08 acres.

Emma A. Estes



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

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

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

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



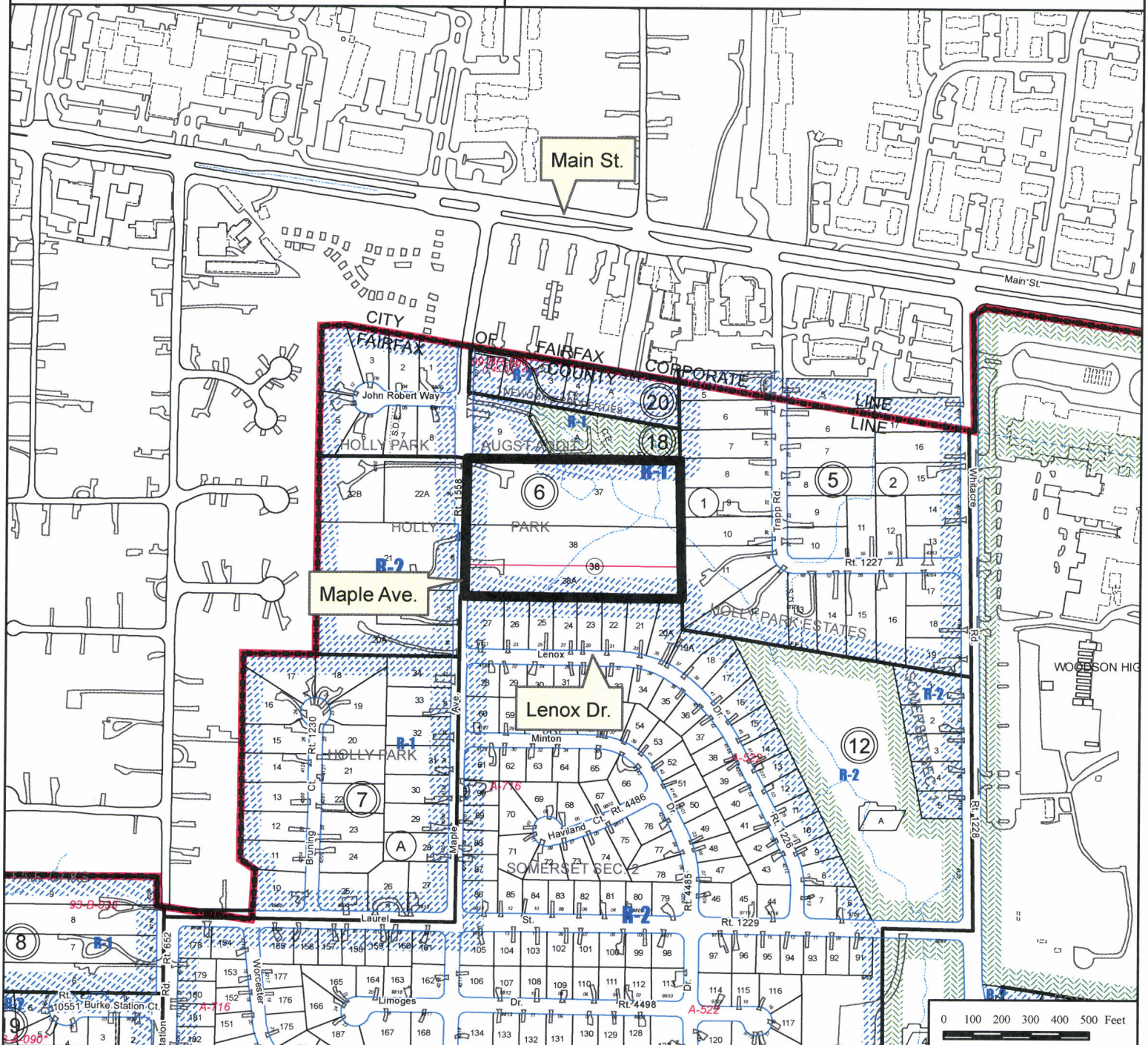
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Exception

SE 2018-BR-028



Applicant: CLASSIC COTTAGES, LLC
Accepted: 05/10/2019- AMENDED 12/31/2018
Proposed: CLUSTER RESIDENTIAL DEVELOPMENT
Area: 8.08 AC; DISTRICT - BRADDOCK
Zoning Dist Sect: 09-0615
Located: 4037, 4107 AND 4111 MAPLE AVENUE, FAIRFAX, VA 22032
Zoning: R- 1
Plan Area: 2,
Overlay Dist:
Map Ref Num: 058-3- /06/ /0037 /06/ /0038 /06/ /0038A



4111, 4107 & 4037 MAPLE AVENUE

4111, 4107 & 4037 MAPLE AVENUE - BRADDOCK DISTRICT - FAIRFAX COUNTY, VIRGINIA

SPECIAL EXCEPTION PLAT

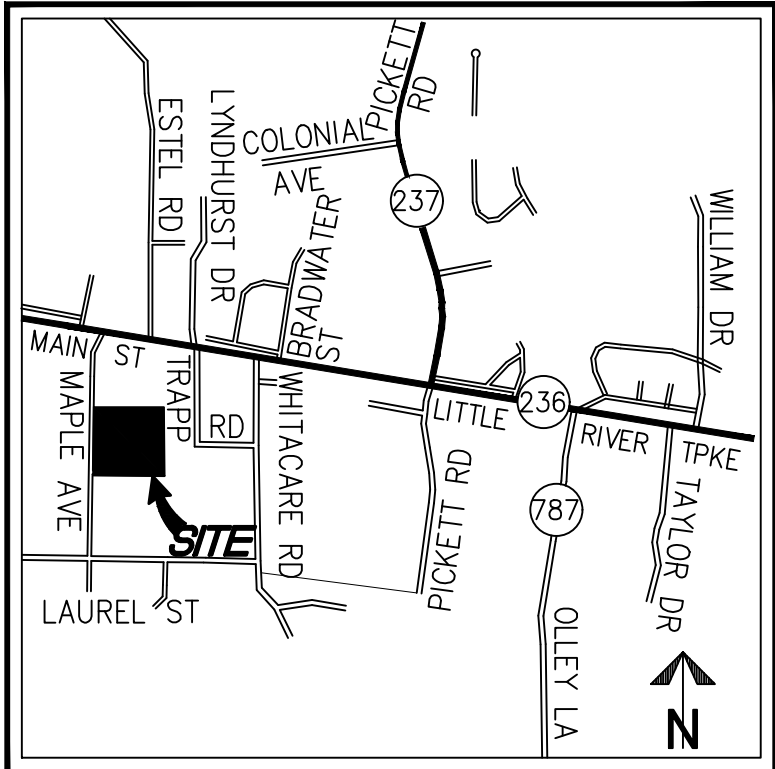
NOTES

1. OWNER/APPLICANT:

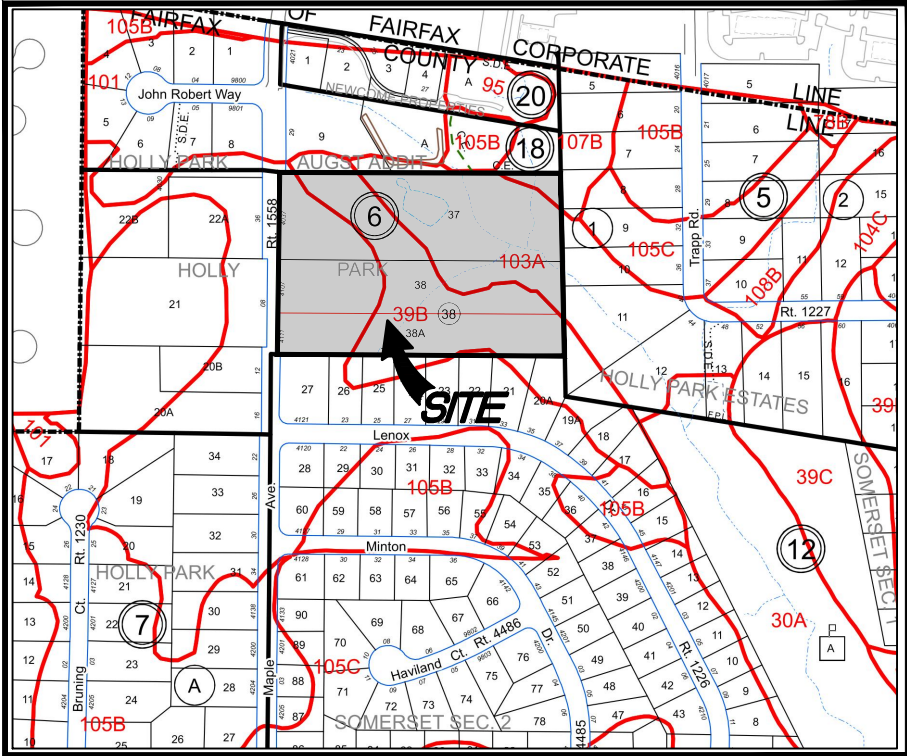
CLASSIC COTTAGES LLC
1000 PENDLETON ST
ALEXANDRIA, VA 22314
2. THE PROPERTY SHOWN HEREON APPEARS ON FAIRFAX COUNTY TAX MAP 0583--06, PARCELS 37, 38, AND 38A. IT IS ZONED R-1.
3. THE TOTAL AREA OF THE PROPERTY IS 352,228 SQUARE FEET OR 8.0860 ACRES.
4. THE PROPERTY IS PROPOSED TO BE A CLUSTER DEVELOPMENT IN THE EXISTING R-1 ZONE.
5. THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A FIELD RUN SURVEY BY THIS FIRM DATED 04/08/2019. CONTOUR INTERVAL IS TWO (2) FEET AND IS REFERENCED TO VERTICAL DATUM OF 1929.
6. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT WILL NOT POSE ANY ADVERSE IMPACTS ON ADJACENT PROPERTIES.
7. DEVELOPMENT IS EXPECTED TO COMMENCE UPON COMPLETION OF ALL FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS, PENDING MARKET RATES.
8. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES LOCATED ON THIS PROPERTY.
9. ALL NECESSARY PUBLIC UTILITIES, INCLUDING PUBLIC WATER AND SEWER, ARE READILY ACCESSIBLE TO THE SITE OR WILL BE EXTENDED OR IMPROVED BY THE APPLICANT OR UTILITY COMPANY AS MAY BE APPROPRIATE FOR THE PROPOSED DEVELOPMENT.
10. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR FAIRFAX COUNTY, VIRGINIA, MAP NUMBER 51059C0260E, EFFECTIVE DATE SEPTEMBER 17, 2010, DESIGNATES THE PROPERTY AS BEING IN ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
11. THE SITE-SPECIFIC RPA BOUNDARY SHOWN HEREON IS PER PLANS PROVIDED TO THIS FIRM BY TNT ENVIRONMENTAL, DATED APRIL 24, 2015 AND IS PRELIMINARY WITHOUT COUNTY APPROVAL. ACCORDING TO FAIRFAX COUNTY MAPS, NO FLOODPLAIN EXISTS ON THE SITE. ADDITIONALLY, TO OUR KNOWLEDGE, NO ENVIRONMENTAL QUALITY CORRIDORS EXIST ON THE SITE PER THE COMPREHENSIVE PLAN DEFINITION.
12. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SITE.
13. PROPOSED SIGNAGE WILL BE IN ACCORDANCE WITH ARTICLE 12 OF THE THE ZONING ORDINANCE.
14. TO THE BEST OF OUR KNOWLEDGE, ALL UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THE PROPERTY HAVE BEEN SHOWN ON THIS PLAN, SEE SHEET P-0201 OR P-0301.
15. DEVELOPMENT WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE STANDARDS OF THE ZONING ORDINANCE AND COMPLIANCE WITH THE DEVELOPMENT CRITERIA OF THE COMPREHENSIVE PLAN WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED WITH THIS APPLICATION.
16. THIS PLAN IS CONCEPTUAL AND IS INTENDED TO BE USED IN CONJUNCTION WITH THE LAND USE APPROVAL PROCESS ONLY. IT IS NOT AN ENGINEERING CONSTRUCTION DRAWING, AND MINOR DEVIATIONS AND ADJUSTMENTS MAY BE REQUIRED, AND ARE PERMITTED, AS PART OF THE FINAL DESIGN AND SITE PLAN APPROVAL PROCESS; HOWEVER, THE FINAL CONSTRUCTION DRAWINGS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN.
17. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS PROPERTY DESERVING OF PROTECTION AND/OR PRESERVATION.
18. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE OR FEWER PARKING SPACES THAN SHOWN ON THE PLAN SO LONG AS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED BY THE ZONING ORDINANCE ARE PROVIDED.
19. NO SEPTIC FIELD LOCATION RECORDS FOR THE SUBJECT PROPERTIES WERE AVAILABLE AT THE FAIRFAX COUNTY HEALTH DEPARTMENT. ONSITE SEPTIC SYSTEMS AND WELLS LOCATED ON SITE WILL BE ABANDONED PER FAIRFAX COUNTY HEALTH DEPARTMENT AND VIRGINIA STATE REQUIREMENTS.

WAIVER REQUEST

1. REQUEST TO WAIVE THE MINIMUM DISTRICT SIZE FOR CLUSTER SUBDIVISIONS, PURSUANT TO SECTION 9-610 OF THE FAIRFAX COUNTY ZONING ORDINANCE.



VICINITY MAP SCALE: 1"=2000'



SOILS MAP SCALE: 1"=500'

ZONING TABULATION											
EXISTING ZONE: R-1, RESIDENTIAL DISTRICTS											
PROPOSED ZONE: R-1, RESIDENTIAL DISTRICTS (CLUSTERED)											
SITE AREA: 352,228 SF (8.0860 AC)											
	R-1 REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	OUTLOT A	ROW	TOTAL
MINIMUM LOT AREA	25,000	25,156	25,388	28,308	29,488	25,513	25,953	29,522	133,064	29,836	352,228
MINIMUM LOT WIDTH	125' (CORNER)	135'	N/A	N/A	N/A	N/A	N/A	125'			
MAXIMUM BUILDING HEIGHT	35'	35'	35'	35'	35'	35'	35'	35'			
MINIMUM YARD REQUIRMENTS											
FRONT	30'	30';30'	30'	30'	30'	30'	30'	30';30'			
SIDE *	12';40' TOTAL	20'*	20';20**	20';20**	20';20**	20';20**	20';20**	20'*			
REAR	25'	25'	25'	25'	25'	25'	25'	25'			
SHAPE FACTOR		16.03	17.58	17.91	32.90	18.23	18.19	17.22			
MAX DENSITY	1.1 DU/ACRE										0.87 DU/ACRE
OPEN SPACE	30%								37.8%		37.8%

*SIDE YARD DIMENSIONS MAY CHANGE AT TIME OF SUBDIVISION OR LOT GRADING PLAN, SO LONG AS APPLICABLE ORDINANCE REQUIREMENTS ARE MET.

DENSITY

THIS DEVELOPMENT PROPOSES A TOTAL MAXIMUM OF 7 DWELLING UNITS AND A DENSITY OF 0.87 DWELLING UNITS PER ACRE. TOTAL DENSITY HAS BEEN COMPUTED IN CONFORMANCE WITH SECTION 2-308 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

OPEN SPACE

OPEN SPACE REQUIRED:	30% OR 105,668 SQ. FT. (2.43 ACRES)
OPEN SPACE PROVIDED	37.8% OR 133,064 SQ. FT. (3.05 ACRES)
OPEN SPACE TYPE:	COMMON OPEN SPACE
OPEN SPACE USE:	PRESERVATION OF ENVIRONMENTALLY SENSITIVE AREAS

*THE PROPOSED OPEN SPACE MEETS THE REQUIREMENTS SET FORTH IN SECTION 2-309 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

PARKING/LOADING TABULATION

USE:	RESIDENTIAL DWELLING, SINGLE FAMILY DETACHED
RATE:	2 SPACES PER UNIT (7 UNITS X 2 SPACES / UNIT = 14 SPACES)
TOTAL PARKING REQUIRED:	14 SPACES
PARKING PROVIDED:	14 SPACES (GARAGE/DRIVEWAYS)
LOADING REQUIRED/PROVIDED:	N/A

SHEET INDEX

- P-0101

COVER SHEET
- P-0201

EXISTING CONDITIONS PLAN & EXISTING VEGETATION MAP
- P-0301

PRELIMINARY SUBDIVISION PLAT
- P-0302

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- P-0303

PRELIMINARY UTILITY & GRADING PLAN
- P-0401

CONCEPTUAL LANDSCAPE PLAN
- P-0402

LANDSCAPE TABULATIONS
- P-0501

PRELIMINARY ADEQUATE OUTFALL ANALYSIS
- P-0502

PRELIMINARY STORMWATER MANAGEMENT PLAN
- P-0503

PRELIMINARY STORMWATER MANAGEMENT PLAN
- P-1101

SIGHT DISTANCE PROFILE

COVER SHEET

4111, 4107 & 4037 MAPLE AVENUE

BRADDOCK DISTRICT

FAIRFAX COUNTY, VIRGINIA

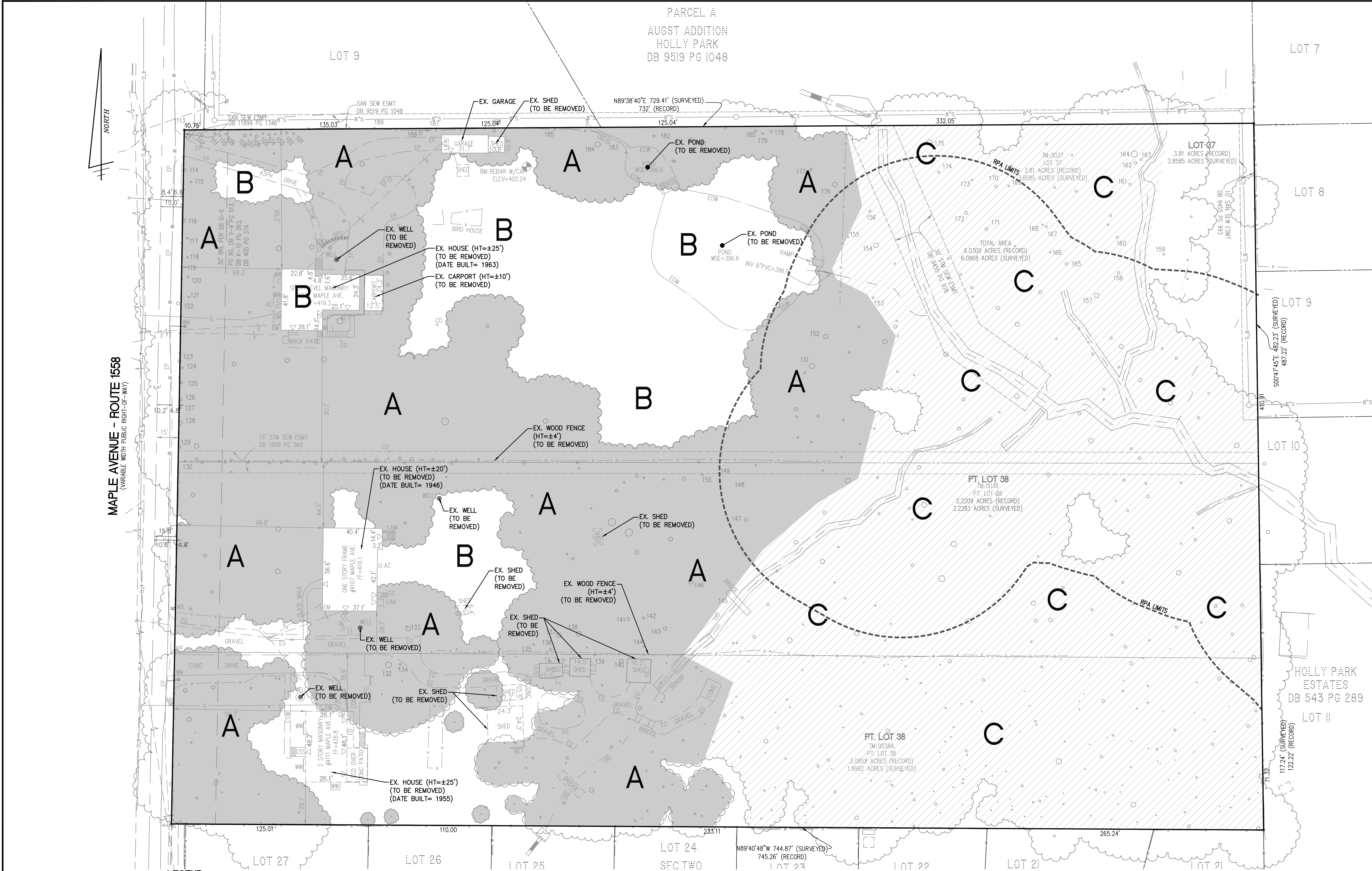
WALTER L. PHILLIPS

ENGINEERS • SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS • ARBORISTS
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

ESTABLISHED 1945

08/14/19

ARON N. WINSON
Lic. No.041851



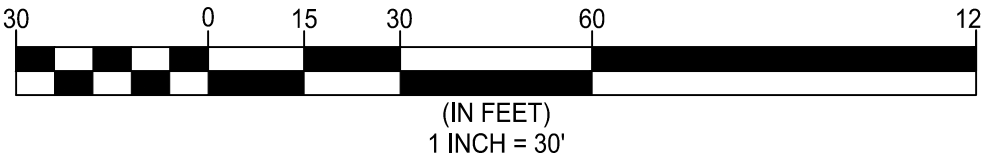
MAPLE AVENUE - ROUTE 1558
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

PARCEL A
AUGUST ADDITION
HOLLY PARK
DB 9819 PG 1048

DESCRIPTION	EXISTING	DESCRIPTION	EXISTING	DESCRIPTION	EXISTING	DESCRIPTION	EXISTING
CURB & GUTTER CG-2		HANDICAP RAMP (CG-12)		OVERHEAD WIRES		SPOT ELEVATION	+264.50
TRANSITION FROM CG-6 TO CG-6R		GUARDRAIL FENCE		UTILITY POLE		DRAINAGE FLOW DIRECTION	TC BC TW BW H.P.
SANITARY SEWER	S	TRAFFIC FLOW		UNDERGROUND ELECTRIC	UE	TOP OF CURB	TC
SANITARY LATERAL	SL			TELEPHONE	T	BOTTOM OF CURB	BC
CLEAN OUT	o C.O.			GAS MAIN	G	TOP OF WALL	TW
STORM SEWER		LIGHT		ELECTRICAL	E	BOTTOM OF WALL	BW
WATER MAIN	W	DOOR		TRANSFORMER		HIGH POINT	H.P.
FIRE HYDRANT		TREES		RESOURCE PROTECTION AREA			
PLUG	P	CONTOURS					

KEY	COVER TYPE	PRIMARY SPECIES	SUCCESIONAL STAGE	CONDITION	ACREAGE
A	LANDSCAPED TREE CANOPY	WHITE PINE, NORWAY SPRUCE, RED MAPLE, RED OAK, POPLAR	SUB-CLIMAX TO CLIMAX	GOOD TO FAIR	150,611 SF 3.4576 AC
B	DEVELOPED LAND		N/A	N/A	65,363 SF 1.5005 AC
C	BOTTOMLAND FOREST	BLACK CHERRY, RED MAPLE, POPLAR	SUB-CLIMAX TO CLIMAX	GOOD TO FAIR	136,254 SF 3.1280 AC
TOTAL SITE AREA:					352,228 SF OR 8.0860 AC

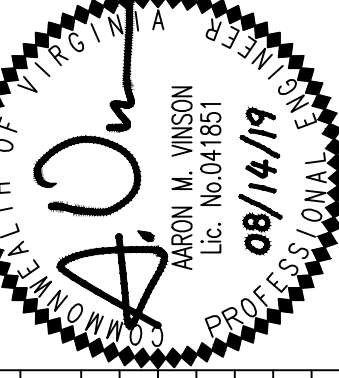
- NOTES**
- ALL EXISTING ONSITE STRUCTURES WITHIN THE LIMITS OF DISTURBANCE ARE TO BE DEMOLISHED. NO EXISTING STRUCTURES ARE PROPOSED TO BE RETAINED AS PART OF THIS PROJECT.
 - THE EXISTING HOME AT 4037 MAPLE AVENUE WAS CONSTRUCTED IN 1963 ACCORDING TO TAX RECORDS.
 - THE EXISTING HOME AT 4107 MAPLE AVENUE WAS CONSTRUCTED IN 1946 ACCORDING TO TAX RECORDS.
 - THE EXISTING HOME AT 4111 MAPLE AVENUE WAS CONSTRUCTED IN 1955 ACCORDING TO TAX RECORDS.



EXISTING CONDITIONS PLAN & EXISTING VEGETATION MAP

4111, 4107 & 4037 MAPLE AVENUE
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY			
NO.	DESCRIPTION	DATE	REV. BY

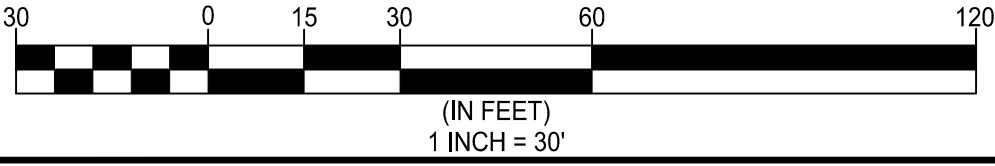


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CHECKED: TFB

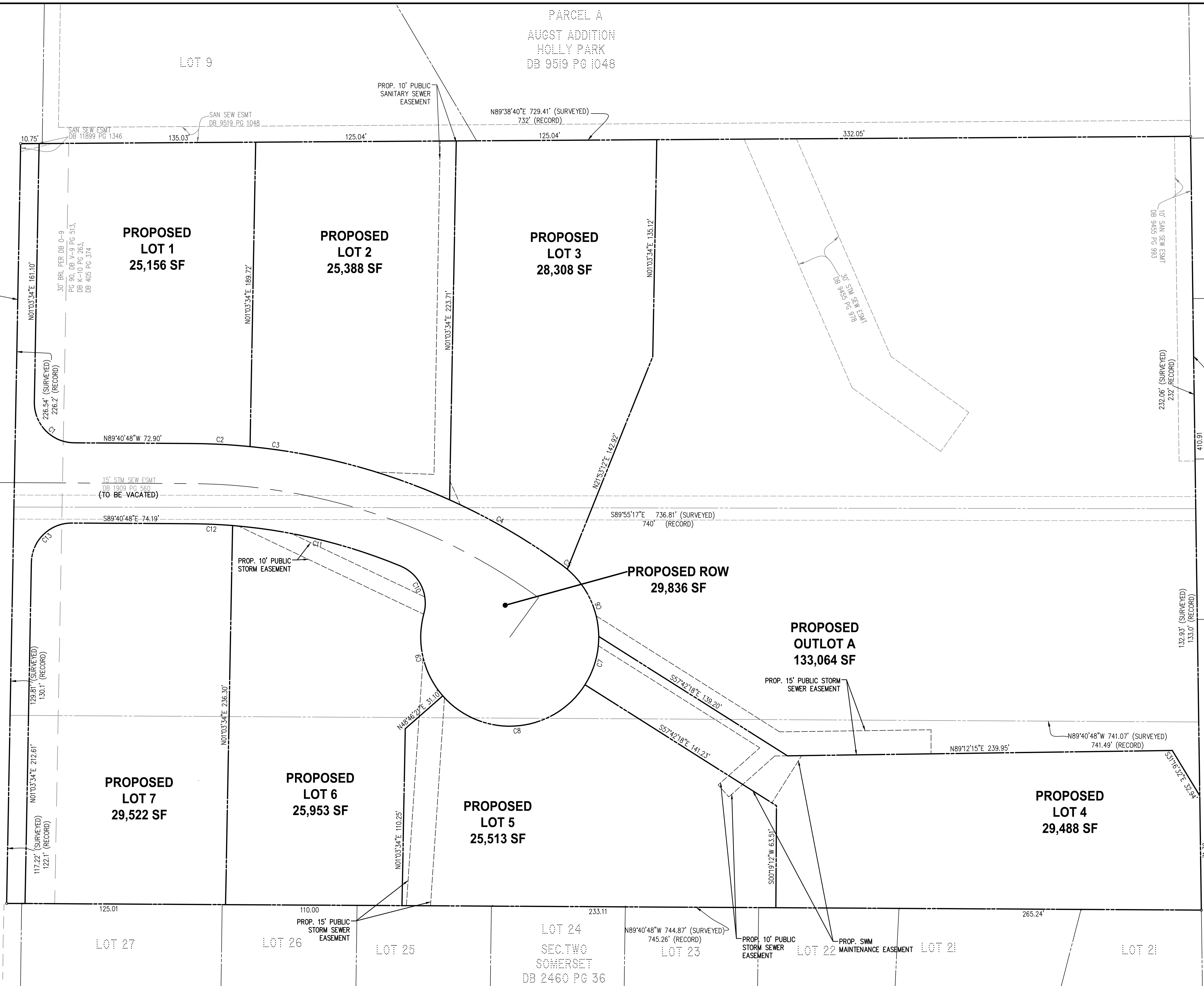
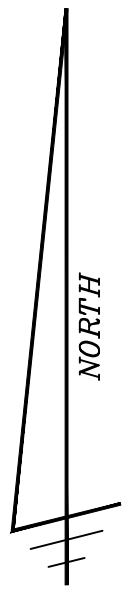
CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	25.00'	39.59'	090°44'22"	25.32'	35.58'	N44°18'37"W
C2	397.50'	36.81'	005°18'22"	18.42'	36.80'	S87°01'37"E
C3	397.50'	129.33'	018°38'32"	65.24'	128.76'	S75°03'10"E
C4	389.64'	81.17'	011°56'08"	40.73'	81.02'	S59°52'56"E

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C5	55.50'	4.22'	004°21'07"	2.11'	4.21'	S51°51'25"E
C6	55.50'	47.71'	049°15'20"	25.44'	46.26'	S25°03'11"E
C7	55.50'	31.69'	032°43'14"	16.29'	31.27'	S15°56'05"W
C8	55.50'	103.14'	106°28'39"	74.29'	88.93'	S85°32'01"W
C9	55.50'	54.83'	056°36'06"	29.88'	52.63'	S12°55'37"E
C10	25.00'	36.07'	082°39'35"	21.99'	33.02'	N26°12'37"W

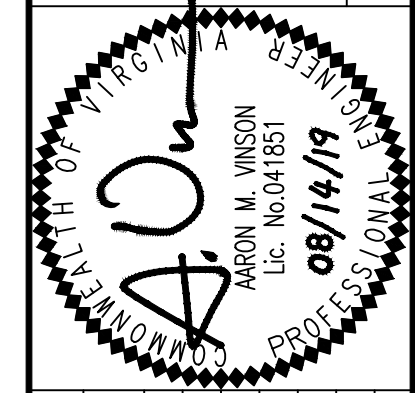
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C11	347.50'	108.14'	017°49'49"	54.51'	107.71'	S76°27'14"E
C12	347.50'	26.15'	004°18'40"	13.08'	26.14'	S87°31'28"E
C13	25.00'	38.95'	089°15'31"	24.68'	35.13'	N45°41'26"E



MAPLE AVENUE - ROUTE 1558
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

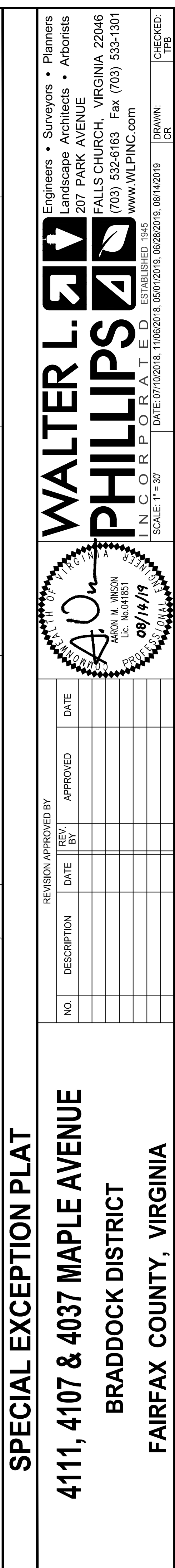


PRELIMINARY SUBDIVISION PLAT
4111, 4107 & 4037 MAPLE AVENUE
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA



WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
DATE: 07/10/2018, 11/06/2018, 05/01/2019, 06/28/2019, 08/14/2019
SCALE: 1" = 30'
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STORMWATER OUTFALL NARRATIVE

THE ANALYSIS BELOW IS PRELIMINARY AND SUBJECT TO ADJUSTMENT AT THE TIME OF SITE PLAN.

EXISTING CONDITIONS

CURRENTLY, THE SITE IS OCCUPIED BY THREE (3) SINGLE FAMILY HOMES, DRIVEWAYS, LANDSCAPED AND WOODED AREAS, AND A MAN-MADE POND. STORMWATER GENERALLY FLOWS FROM WEST TO EAST ALONG THE SITE VIA SHEET FLOW. STORMWATER FLOW FROM THE SITE IS DIRECTED TOWARD AN EXISTING NATURAL CHANNEL LOCATED ON-SITE. ALL OF THE STORMWATER FROM THE SITE ULTIMATELY DISCHARGES TOWARD ACCOTINK CREEK.

FOR THE PURPOSES OF STORMWATER MANAGEMENT, THE SITE AREA IS THE AREA WITHIN THE LIMITS OF DISTURBANCE WHICH IS APPROXIMATELY ±237,674 SF OR ±5.46 ACRES. THE SITE DRAINS TO THE ACCOTINK-LONG BRANCH CENTRAL WATERSHED AND ULTIMATELY INTO ACCOTINK CREEK.

PROPOSED CONDITIONS

IN THE PROPOSED CONDITION, THE APPLICANT INTENDS TO CONSTRUCT SEVEN (7) SINGLE FAMILY HOMES, A NEW PUBLIC ROAD, DRIVEWAYS, UTILITY SERVICES, LANDSCAPING, AND STORMWATER MANAGEMENT FACILITIES. GENERALLY, THE EXISTING DRAINAGE DIVIDES FOR THE SITE WILL BE HONORED. AGAIN, FOR THE PURPOSES OF STORMWATER MANAGEMENT, THE SITE AREA IS THE LIMITS OF DISTURBANCE WHICH ARE APPROXIMATELY ±5.46 ACRES.

EXTENT OF REVIEW

IN ACCORDANCE WITH THE ZONING ORDINANCE, THE EXTENT OF OUTFALL REVIEW FOR THIS SPECIAL EXCEPTION PLAT EXTENDS TO A POINT WHERE THE OUTFALL'S DRAINAGE AREA EXCEEDS 100 TIMES THE SITE AREA DRAINING TO THE OUTFALL. THE SAME IS TRUE TO DETERMINE WHAT TYPE STORMWATER CONVEYANCE SYSTEMS (NATURAL STREAM, MANMADE CONVEYANCE, AND/OR RESTORED CHANNEL) EXIST IN THE OUTFALL IN ACCORDANCE WITH COUNTY CODE CHAPTER 124. THE EXTENT OF REVIEW FOR THIS PROJECT ENDS WITHIN THE NATURAL CHANNEL THE EXTENDS FROM THE SITE AND RUNS DOWNSTREAM TOWARD ACCOTINK CREEK (SEE OUTFALL MAP THIS SHEET). THE EXTENT OF REVIEW FOR ASSESSING THE ADEQUACY OF THE OUTFALLS WILL BE SHOWN ON THE PROJECT SITE PLAN AND WILL BE DETERMINED IN ACCORDANCE WITH COUNTY CODE CHAPTER 124 AND THE PFM.

OUTFALL ANALYSIS

STORMWATER FROM THE STORMWATER MANAGEMENT SITE AREA, APPROXIMATELY ±5.46 ACRES, WILL DISCHARGE DIRECTLY INTO THE NATURAL CHANNEL ON SITE VIA PROPOSED STORM SEWERS OR VIA SHEETFLOW. STORMWATER THEN FLOWS THROUGH THROUGH THE EXISTING CHANNEL UP TO THE LIMITS OF ANALYSIS.

SEE THE STORMWATER OUTFALL MAP ON THIS SHEET FOR LOCATION OF OUTFALL AND LIMITS OF ANALYSIS.

CHANNEL PROTECTION

THE PROJECT OUTFALL IS A NATURAL CHANNEL. THEREFORE, PER SECTION 124-4-4.9(3) OF THE COUNTY CODE, FLOW FOR THE 1-YEAR, 24-HOUR STORM MUST BE LIMITED IN ACCORDANCE WITH THE FAIRFAX COUNTY DETENTION METHOD EQUATION. A DETENTION FACILITY AND SEVERAL RUNOFF REDUCTION FACILITIES ARE PROPOSED FOR THE SITE IN ORDER TO LIMIT FLOW FOR THE 1-YEAR, 24-HOUR STORM. IF IT IS DETERMINED AT THE TIME OF SITE PLAN THAT THE CHANNEL DOES NOT EXPERIENCE EROSION WITHIN THE ALTERNATIVE LIMITS OF ANALYSIS, THE DETENTION VOLUME MAY BE COMPUTED USING THE STATE ENERGY BALANCE EQUATION.

FLOOD PROTECTION

BASED ON PRELIMINARY ANALYSIS OF THE SITE OUTFALL UP TO THE LIMITS OF ANALYSIS, IT IS BELIEVED THAT THE EXISTING NATURAL CHANNEL IS ADEQUATE TO CONFINE THE 10-YEAR, 24-HOUR STORM WITHIN THE CONVEYANCE SYSTEM FOR THE OUTFALL UP TO THE LIMITS OF ANALYSIS. THEREFORE, SECTION 124-4-4-C.1 APPLIES TO THIS OUTFALL AND THE SITE WILL MEET FLOOD CONTROL REQUIREMENTS. IN THE EVENT THAT THE OUTFALL IS DETERMINED TO BE INADEQUATE, ADDITIONAL DETENTION WILL BE PROVIDED WITHIN THE PROPOSED STORMWATER MANAGEMENT SYSTEMS.

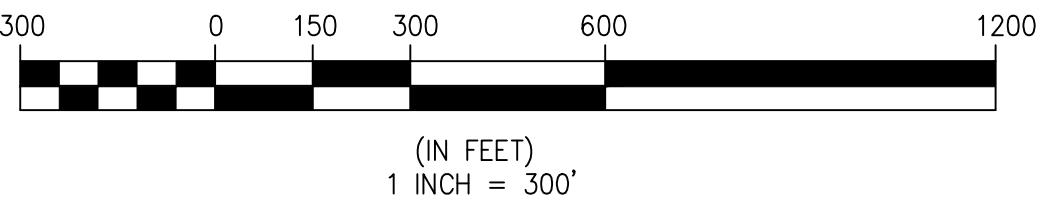
DETENTION

IN ORDER TO COMPLY WITH SECTION 124-4-4.D OF THE FAIRFAX COUNTY STORMWATER CODE, DETENTION WILL BE PROVIDED IN ORDER TO BRING POST-DEVELOPMENT FLOW RATES DOWN TO PRE-DEVELOPMENT LEVELS. DETENTION WILL BE PROVIDED IN THE PROPOSED STORMWATER DETENTION SYSTEM AND RUNOFF REDUCTION BMPS. SEE SHEET P-0502 FOR BMP SCHEMATIC.

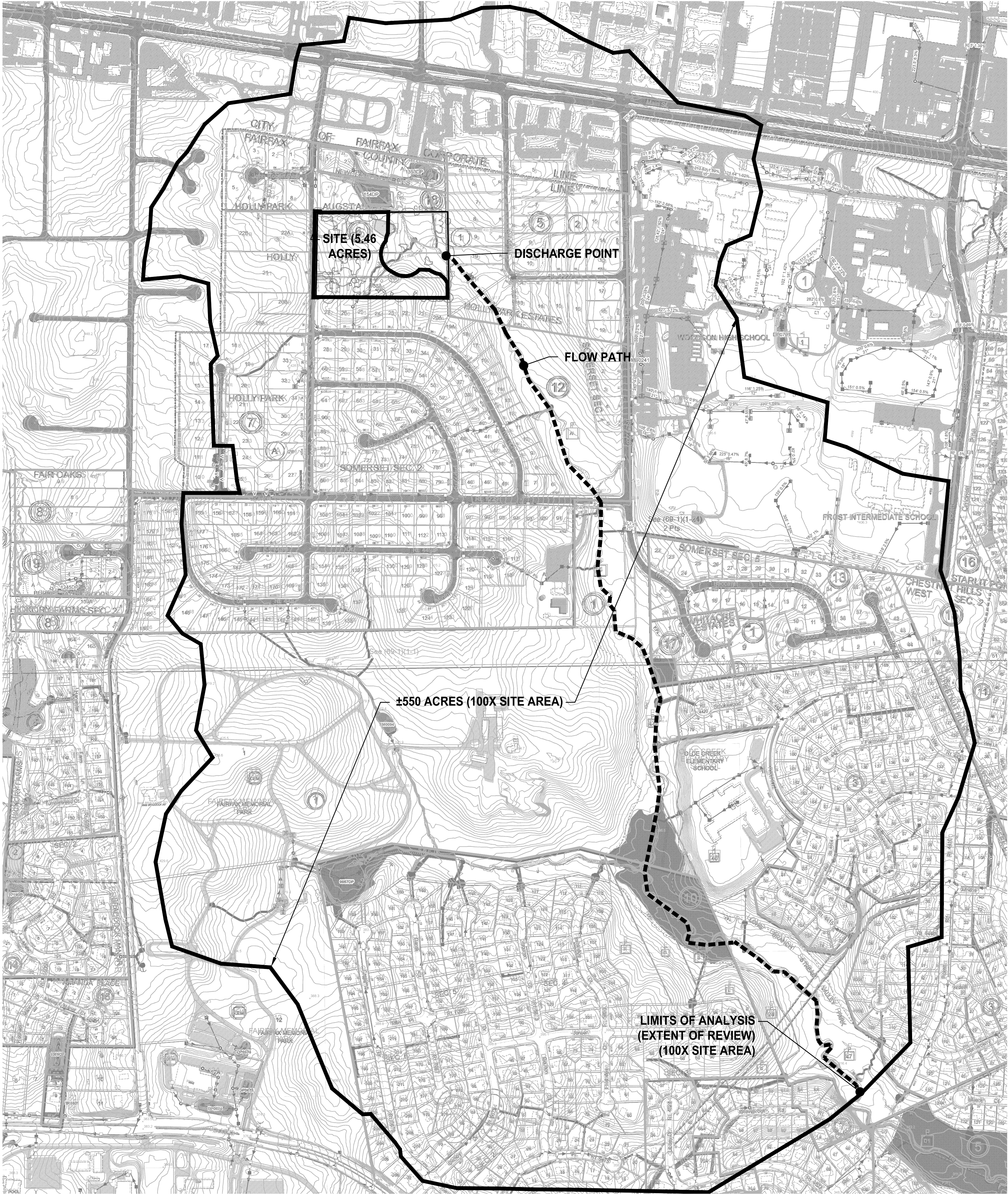
OUTFALL ADEQUACY

IN THE OPINION OF THE SUBMITTING ENGINEER 1) THE OUTFALL IS ADEQUATE, 2) THERE WILL BE NO ADVERSE IMPACT FROM THE DEVELOPMENT BECAUSE THE 2 AND 10-YEAR PEAK RATES OF STORMWATER RUNOFF WILL BE REDUCED TO PRE-DEVELOPMENT LEVELS AND THE OUTFALLS ARE ADEQUATE FOR CHANNEL AND FLOOD PROTECTION AS DESCRIBED IN THE NARRATIVE ABOVE, 3) THERE WILL BE NO FLOODING OF EXISTING DOWNSTREAM DWELLINGS, OR BUILDINGS CONSTRUCTED UNDER AN APPROVED BUILDING PERMIT, BY THE 100-YEAR STORM EVENT, AND 4) ANY EXISTING FLOODING CONDITION WILL NOT BE AGGRAVATED BY DRAINAGE FROM THE DEVELOPMENT SITE

THE COUNTY'S ADEQUATE OUTFALL REQUIREMENTS WILL BE MET BY CONFIRMING THE ADEQUACY OF THE SITE OUTFALLS AT THE TIME OF SITE PLAN. IF AN OUTFALL IS INADEQUATE, THE OUTFALL WILL BE MADE ADEQUATE BY REPLACING ANY UNDERSIZED PIPES AND/OR IMPROVING THE STREAM CHANNEL OR BY INSTALLING STORMWATER DETENTION FOR THAT OUTFALL DESIGNED IN ACCORDANCE WITH THE COUNTY'S DETENTION METHOD.



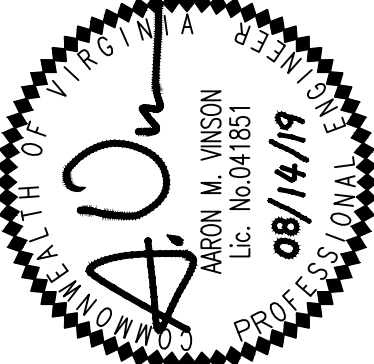
- NOTES:
1. "SITE AREA" REPRESENTS TOTAL DISTURBED AREA FOR THE PROJECT.
 2. THE "CONTRIBUTING DRAINAGE AREA" IS THE UPSTREAM AREA CONTRIBUTING FLOW TO THE LIMITS OF ANALYSIS (EXTENT OF REVIEW) FOR CHANNEL PROTECTION, FLOOD CONTROL, AND ADEQUATE OUTFALL ANALYSIS.



PRELIMINARY ADEQUATE OUTFALL ANALYSIS

4111, 4107 & 4037 MAPLE AVENUE
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

NO.	DESCRIPTION	REVISION APPROVED BY			
		DATE	REV.	BY	APPROVED



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CHECKED: TFB
DRAWN: CR
DATE: 07/10/2018, 05/01/2019, 06/28/2019, 08/14/2019
SCALE: 1" = 30'

Project Name:4111 Maple Avenue

Date:Linear Development Project?No

CLEAR ALL

data input cells

constant values

calculation cells

final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) →5.46

Maximum reduction required:	20%
The site's net increase in impervious cover (acres) is:	1.07
Post-Development TP Load Reduction for Site (lb/yr):	2.49

Check:
BMP Design Specifications List: 2013 Draft Stds & Specs
Linear project? No
Land cover areas entered correctly? ✓
Total disturbed area entered? ✓

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed forest/open space					0.00
Managed Turf (acres) -- disturbed, graded for yards or other turf to be moved/managed		2.41		2.54	4.95
Impervious Cover (acres)		0.17		0.34	0.51
					5.46

Post-Development 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
Managed Turf (acres) -- disturbed, graded for yards or other turf to be moved/managed		2.13		1.75	3.88
Impervious Cover (acres)		0.45		1.13	1.58
Area Check	OK.	OK.	OK.	OK.	5.46

Constants

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

Runoff Coefficients (Rv)

	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 -- PRE-REDEVELOPMENT		
Land Cover Summary-Pre		
Pre-ReDevelopment	Listed	Adjusted ¹
Forest/Open Space Cover (acres)	0.00	0.00
Weighted Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	4.95	3.88
Weighted Rv(turf)	0.23	0.22
% Managed Turf	91%	88%
Impervious Cover (acres)	0.51	0.51
Rv(impervious)	0.95	0.95
% Impervious	9%	12%
Total Site Area (acres)	5.46	4.39
Site Rv	0.29	0.31

Treatment Volume and Nutrient Load		
Pre-ReDevelopment Treatment Volume (acre-ft)	0.1335	0.1123
Pre-ReDevelopment Treatment Volume (cubic feet)	5,813	4,893
Pre-ReDevelopment TP Load (lb/yr)	3.65	3.07
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	0.67	0.70
Baseline TP Load (lb/yr) (0.41 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		1.80

¹ Adjusted Land Cover Summary:
Pre ReDevelopment land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.

Adjusted total acreage is consistent with Post-ReDevelopment acreage (minus acreage of new impervious cover).

Column i shows load reduction requirement for new impervious cover (based on new development load limit, 0.41 lbs/acre/year).

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	2.49
------------------------------------	------

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	26.13	Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	38.58
-----------------------------------	-------	--	-------

Drainage Area A

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)		2.13		1.75	3.88	0.22
Impervious Cover (acres)		0.45		1.13	1.58	0.95
Total					5.46	

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr)	5.39
Post Development Treatment Volume in D.A. A (ft ³)	8,583

Stormwater Best Management Practices (RR = Runoff Reduction)

Practice	Runoff Reduction	Managed Turf Credit Area	Impervious Cover Credit	Volume from Upstream	Runoff	Remaining Runoff Volume	Total BMP Treatment	Phosphorus Removal	Phosphorus Load from Upstream	Untreated Phosphorus Load	Phosphorus Removed By	Remaining Phosphorus Load	Downstream Practice to be Installed
7. Infiltration (RR)													
7.a. Infiltration #1 (Spec #8)	50			0	0	0	0	25	0.00	0.00	0.00	0.00	
7.b. Infiltration #2 (Spec #8)	90	0.12	0.12	0	460	51	511	25	0.00	0.32	0.30	0.02	
14. Manufactured Treatment Devices (no RR)													
14.a. Manufactured Treatment Device- Hydrodynamic	0	1.85	1.46	0	0	6,529	6,529	40	0.00	4.10	1.64	2.46	14.b. MTD - Filtering
14.b. Manufactured Treatment Device-Filtering	0			6,529	0	6,529	6,529	50	2.46	0.00	1.23	1.23	

Site Results (Water Quality Compliance)

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST/OPEN SPACE (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	1.58	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	1.58	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	3.88	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	1.97	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³)8,583

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft ³)	460	0	0	0	0	460
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	5.39	0.00	0.00	0.00	0.00	5.39
TP LOAD REDUCTION ACHIEVED (lb/yr)	3.16	0.00	0.00	0.00	0.00	3.16
TP LOAD REMAINING (lb/yr)	2.23	0.00	0.00	0.00	0.00	2.23
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	2.10	0.00	0.00	0.00	0.00	2.10

Total Phosphorus
FINAL POST-DEVELOPMENT TP LOAD (lb/yr)5.39
TP LOAD REDUCTION REQUIRED (lb/yr)2.49
TP LOAD REDUCTION ACHIEVED (lb/yr)3.16
TP LOAD REMAINING (lb/yr)2.23
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr): 0.00 **
** TARGET TP REDUCTION EXCEEDED BY 0.67 LB/YEAR **

Total Nitrogen (For Information Purposes)
POST-DEVELOPMENT LOAD (lb/yr)38.58
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)2.10
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)36.48

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. 8-011 2J & 2L)
Cluster Subdivision (Sect. 9-615 1G & 1N)
Development Plans PRC District (Sect. 16-302 3 & 4L)
FDP P Districts (Sect. 16-502 1A (6) & (17))

Special Exceptions (Sect. 9-011 2J & 2L)
Commercial Revitalization Districts (Sect. 9-622 2A (12) & (14))
PRC Plan (Sect. 16-303 1E & 1 O)
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) P-303
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. (For any pond, infiltration trench, underground vault, etc. .)	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage volume (cf)	If pond, dam height (ft.)
BAYFILTER VAULT	3.31	0	3.31	100	-	-
STORMTECH CHAMBERS	3.31	0	3.31	2750	1,500	-
INFILTRATION TRENCH LOT 1	0.06	0	0.06	300	600	-
INFILTRATION TRENCH LOT 2	0.06	0	0.06	300	600	-
						-

4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet(s) P-0303. Pond inlet and outlet pipe systems are shown on Sheet(s) P-0303.

5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet(s) P-0303.
Type of maintenance access road surface noted on the plat is GRAVEL (asphalt, geoblock, gravel, etc.)

6. Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) P-0401

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) P-501, P-502, P-503

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) P-501. 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) P-501, P-502

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) P-201

11. A submission waiver is required for N/A

12. Stormwater management is not required because N/A

PRELIMINARY STORMWATER MANAGEMENT PLAN

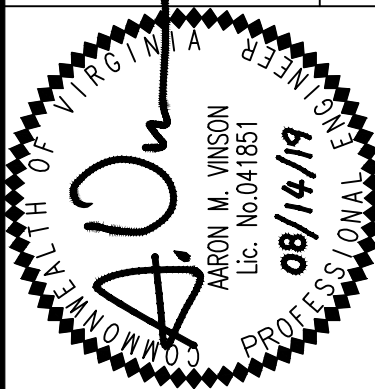
4111, 4107 & 4037 MAPLE AVENUE

BRADDOCK DISTRICT

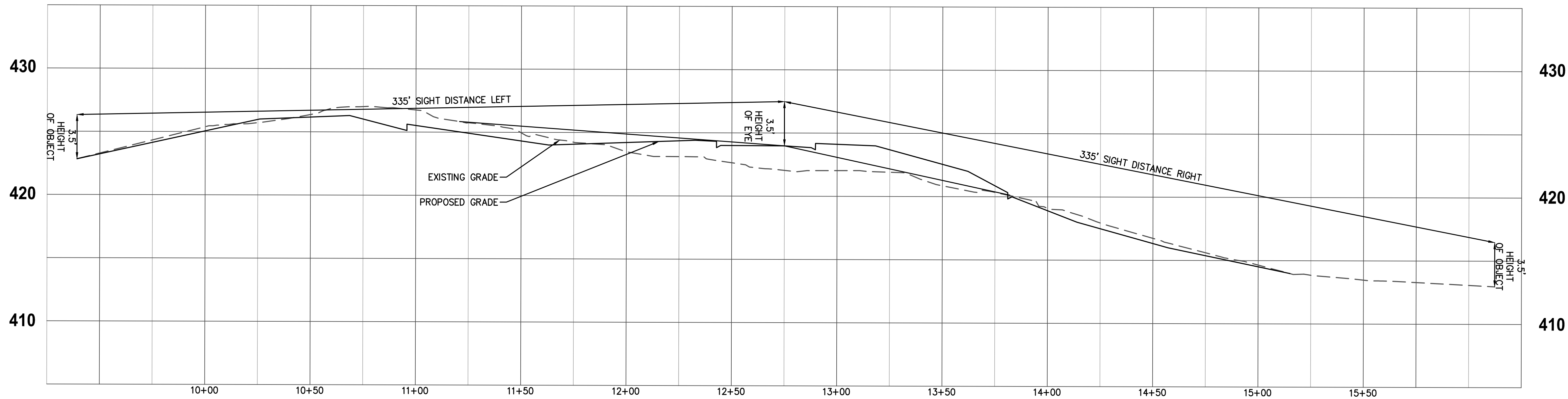
FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
DATE: 07/10/2018, 11/06/2018, 05/01/2019, 06/28/2019, 08/14/2019
DRAWN: CR
CHECKED: TPB

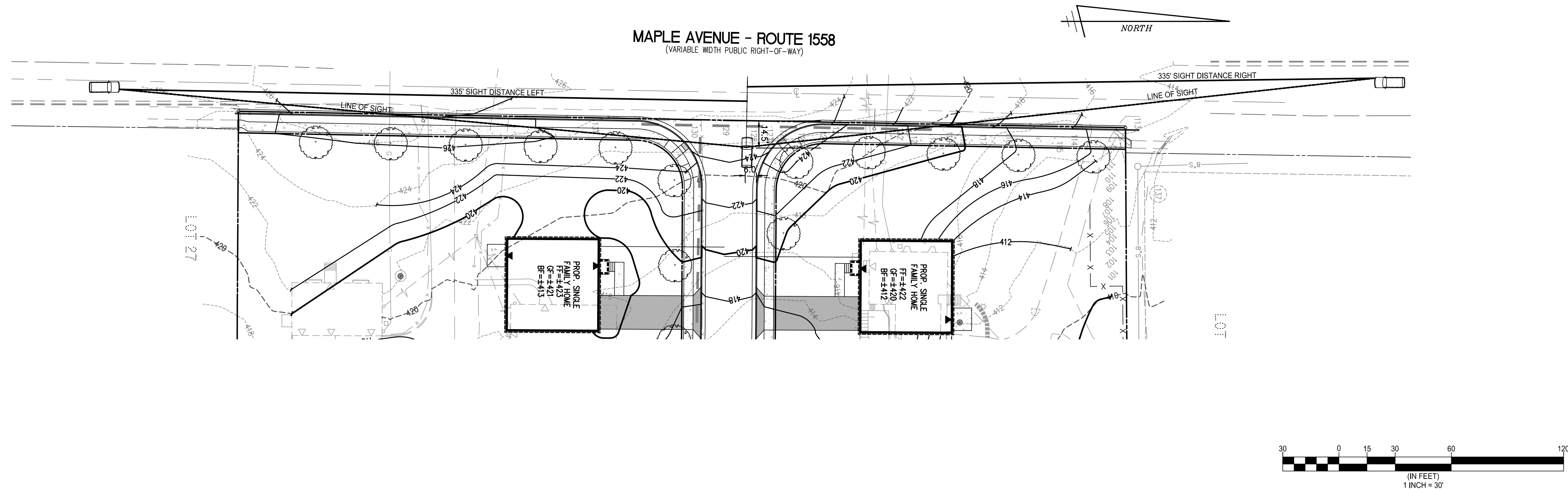
Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com



REVISION APPROVED BY				DATE			
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE	REV. BY	APPROVED

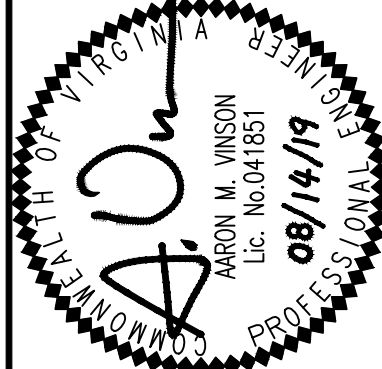


SIGHT DISTANCE MAPLE AVENUE
SCALE: HOR. 1" = 30'
VERT. 1" = 5'
POSTED SPEED: 25 MPH
DESIGNED SPEED: 30 MPH



SIGHT DISTANCE PROFILE

4111, 4107 & 4037 MAPLE AVENUE
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA



WALTER L. PHILLIPS
INCORPORATED
ESTABLISHED 1945
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NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

CHECKED: TFB
DRAWN: CR
DATE: 07/10/2018, 11/06/2018, 06/28/2019, 08/14/2019

A GLOSSARY OF COMMONLY USED TERMS CAN BE FOUND IN THE BACK OF THIS REPORT

DESCRIPTION OF THE APPLICATION

The applicant, Classic Cottages, LLC., requests approval of SE 2018-BR-028 in order to permit a cluster residential development on 8.08 acres of land located in the Braddock District at 4111, 4107, and 4037 Maple Avenue, and identified as Tax Map Parcels 58-3 ((6)) 37, 38, and 38A. The project site is currently zoned R-1 (one dwelling unit per acre) and consists of three existing lots.

The applicant is proposing to develop the land under cluster provisions in order to create seven single-family detached residential lots with 3.05 acres (37.8%) of open space. The proposed density is 0.87 dwelling units per acre. The lots would access from a public cul-de-sac road connecting to Maple Avenue.

A reduced copy of the Special Exception (SE) Plat is included at the front of this report. The proposed development conditions, the applicant's Affidavit and the Statement of Justification are contained in Appendices 1, 2, and 3, respectively.

Waivers and Modifications

The applicant requests a waiver of the minimum district size from 10 acres to 8.08 acres.

LOCATION AND CHARACTER

Site Description

The application site is located at 4111, 4107, and 4037 Maple Avenue, south of Main Street. The site is located in Fairfax County, proximate to the county's border with the City of Fairfax which is located to the north and west as shown in Figure 1.

The application property consists of three residential lots which are part of the Holly Park subdivision: Lot 37 (3.8 acres), Lot 38 (2.2 acres), and Lot 38A (2.0 acres), totaling 8.08 acres. The western portion of the site is developed with three existing dwellings accessing from Maple Avenue and several accessory structures (garages, sheds, and fencing), and also includes landscaped tree canopy. The land slopes downward from Maple Avenue to the eastern site boundary by approximately 35 feet. An existing pond (not a stormwater facility) is located toward the middle of Lot 37. The eastern portion of the site contains Resource Protection Area (RPA), bottomland forest cover, and several natural stream channels flowing eastward. The western portion contains landscaped tree canopy. The site does not contain any identified Environmental Quality Corridors. The existing street frontage of the subject property does not contain curbs, gutters, or sidewalks. Adjacent properties are zoned R-1 and R-2 and developed with residential dwellings as detailed in Table 1.



Figure 1: Aerial of site and surrounding development

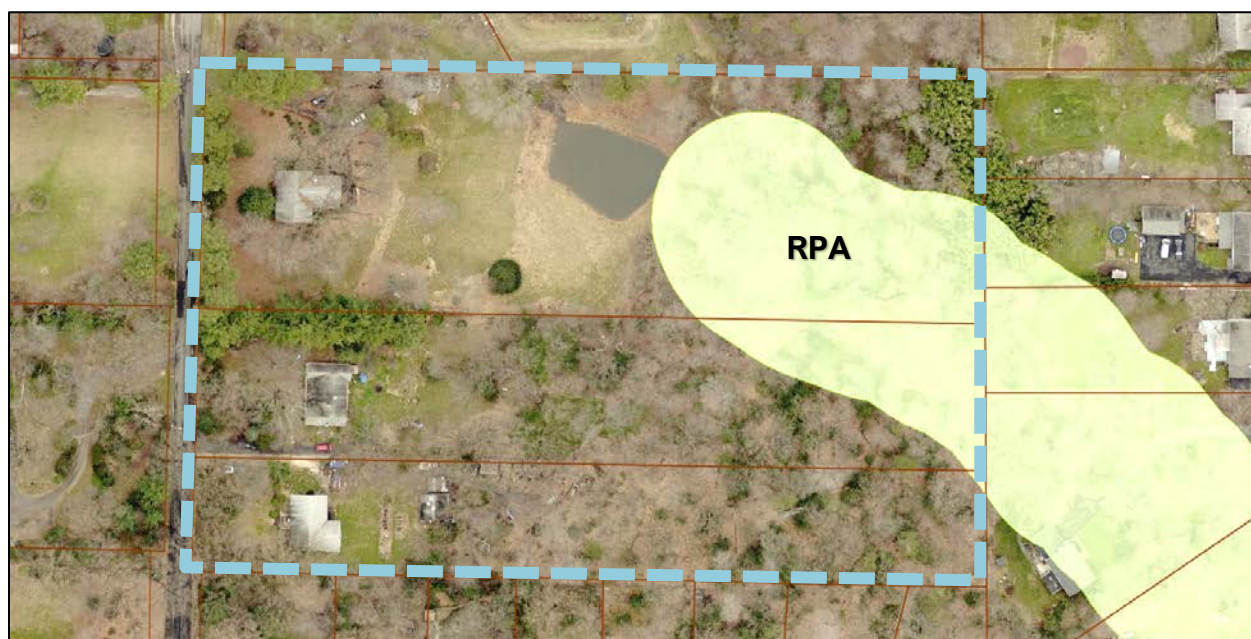


Figure 2: Aerial of site with approximate RPA location.

Table 1: SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan Map
North	Residential; County-Owned Outlot with Stormwater Facility	R-1	Residential, 1-2 du/acre
East	Residential	R-1	Residential, 1-2 du/acre
South	Residential	R-2 Cluster	Residential, 2-3 du/acre
West	Residential	R-2	Residential, 1-2 du/acre

BACKGROUND

Fairfax County tax records indicate that the existing dwellings on-site were originally built in the 1940s-1960s. There are no previously approved rezoning applications or proffers associated with the subject property.

COMPREHENSIVE PLAN PROVISIONS

Plan Area:	Area II
Planning District:	Fairfax Planning District
Planning Sector:	Braddock Community Planning Sector (F1)
Plan Map:	Residential 1-2 du/ac
Plan Text:	

The Plan Land Use Map recommends that the subject property be developed with residential properties at a density of one to two dwelling units per acre. The Plan does not contain any specific recommendations for the subject property. However, it notes that infill development should be of compatible use, type and intensity per Fairfax County Policy Plan Land Use Objectives 8 and 14. The Plan also provides Guidelines for Cluster Development and Residential Development Criteria. These policy provisions are included in Appendix 13. The subject proposal is evaluated based on these policy provisions in the Land Use Analysis section of this report.

DESCRIPTION OF THE SPECIAL EXCEPTION (SE) PLAT

(Copy included at the front of the report)

Title of SE Plat:	4111, 4107, and 4037 Maple Avenue
Prepared By:	Walter L. Phillips Inc.
Dated:	August 14, 2019

The SE Plat consists of 11 sheets.

The applicant is proposing to create seven lots which would obtain access from a new public cul-de-sac connecting to Maple Avenue. The subdivision is configured in order to preserve the existing Resource Protection Area in the eastern portion of the site as open space (Outlot A). Outlot A would be owned and maintained by the future homeowner's association (HOA).

The proposed residential lots average 27,000 square feet in area, ranging from 25,156 to 29,522 square feet. All dwellings will have a minimum 30-foot front yard setback, a 25-foot rear yard setback, and a minimum 12-foot side yard setback with a total minimum of 40 feet of side yard setbacks. The SE Plat depicts a possible porch/deck location for each house, although the proposed lots provide sufficient area for larger porch/deck additions than shown.

Proposed Layout

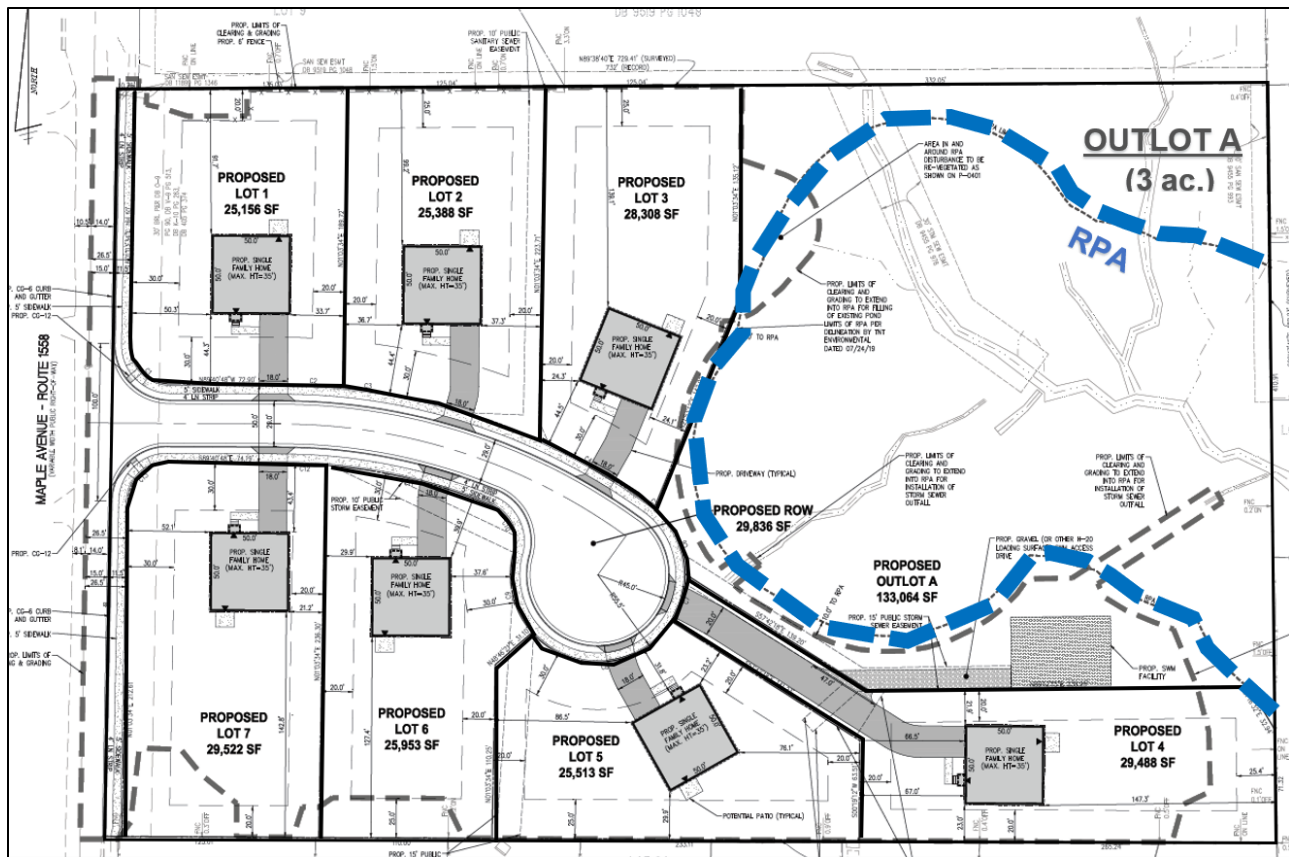


Figure 3: SE Plat, Sheet P-0302.

Vehicular and Pedestrian Circulation

The SE Plat shows that the proposed lots will be accessed by a new, public cul-de-sac road approximately 350 feet in length. A total of 29,836 square feet of right-of-way (ROW) would be dedicated for the creation of the cul-de-sac road. Approximately 26.5 of ROW would be dedicated along Maple Avenue. Curb and gutter would be installed along Maple Avenue. A 5' sidewalk would also be located along Maple Avenue and the cul-de-sac street. All 7 lots would access from the cul-de-sac road. Lots 1, 2, 3, 5, 6, and 7 would have 18-foot-wide driveways at least 40 feet in length. Proposed Lot 4 is configured with a 20-foot-wide pipestem driveway allowing access to the dwelling and the gravel stormwater access driveway leading to the stormwater detention facility north of Lot 4.

Parking

The SE Plat indicates at minimum 2 parking spaces will be provided for each dwelling in garages and driveways in conformance with Zoning Ordinance regulations. However, the driveways are all at minimum 40 feet long which can accommodate two vehicles and additional parking will be available in the two-car garages, for a total of 4 spaces. The linear portion of the road has been widened to 29 feet to allow for parallel parking on one side of the road. No on-street parking is proposed within the cul-de-sac.

Landscape and Open Space

The proposal's 3-acre open space area, Outlot A, is located at the eastern portion of the site. The open space parcel is primarily Resource Protection Area (RPA), with the limits of the outlot providing an additional buffer around the RPA in most areas. The SE Plat lists the open space use as "preservation of environmentally sensitive area." The open space parcel would consist of total 37.8% percent of the site and contain approximately 105,626 square feet of tree preservation area.

The Landscape Plan, on Sheet P-0401 of the SE Plat and shown in Figure 4, shows the proposed areas of tree preservation and new landscaping. The Landscape Plan shows tree planting along the north and southern site boundaries adjacent to neighboring existing residential dwellings at staff's recommendation, as well as street trees along the cul-de-sac and Maple Avenue. Tree preservation areas in the rear yards of proposed Lots 1, 4, 6, and 7 are also shown.

Landscaping Plan for Project Site



Figure 4: SE Plat Sheet P-0401 edited by staff.

Stormwater Management

According to the Stormwater Management Narrative (Sheet P-0502), with the current conditions, stormwater runoff generally flows from the west to the east of the site toward the RPA and stream via sheet flow. Several existing drainage channels on-site drain from the northern and southern site boundaries into another channel that discharges at the eastern site boundary. Stormwater then flows south ultimately into Accotink Creek.

The applicant intends to install an underground stormwater detention facility (Stormtech) within the open space parcel as well as two individual BMP (best management practices) facilities on Lots 1 and 2. The Stormtech facility would include an isolator row and/or a bayfilter vault and would provide combined detention and phosphorus reduction (BMP) measures.

The facility would be accessed by a gravel driveway connection to the driveway of Lot 4. The project also includes installation of a curb and gutter section and underground storm sewers directing stormwater runoff from Maple Avenue to the detention/channel system. Outfall extensions from the storm sewer and detention facility respectively would direct stormwater to the discharge point at the eastern site boundary. The Stormtech facility and access road would be maintained by the Homeowners Association (HOA) while the individual BMPs would be maintained by the homeowners of those two lots. Figure 5 below shows the layout of the proposed stormwater facilities, storm sewers, and existing channels on-site.

The removal of the existing pond on Lot 9, which would otherwise lie within the rear yard of proposed Lot 3, will be subject to the approval of Land Development Services including review of any RPA exception if required as the pond is partially in the RPA, and revegetation of the area within the RPA. The removal of the pond is also subject to approval by the Virginia Department of Environmental Quality and the United States Army Corps of Engineers.

Stormwater management is further discussed in a later section of this report.

Stormwater Management Plan for Project Site

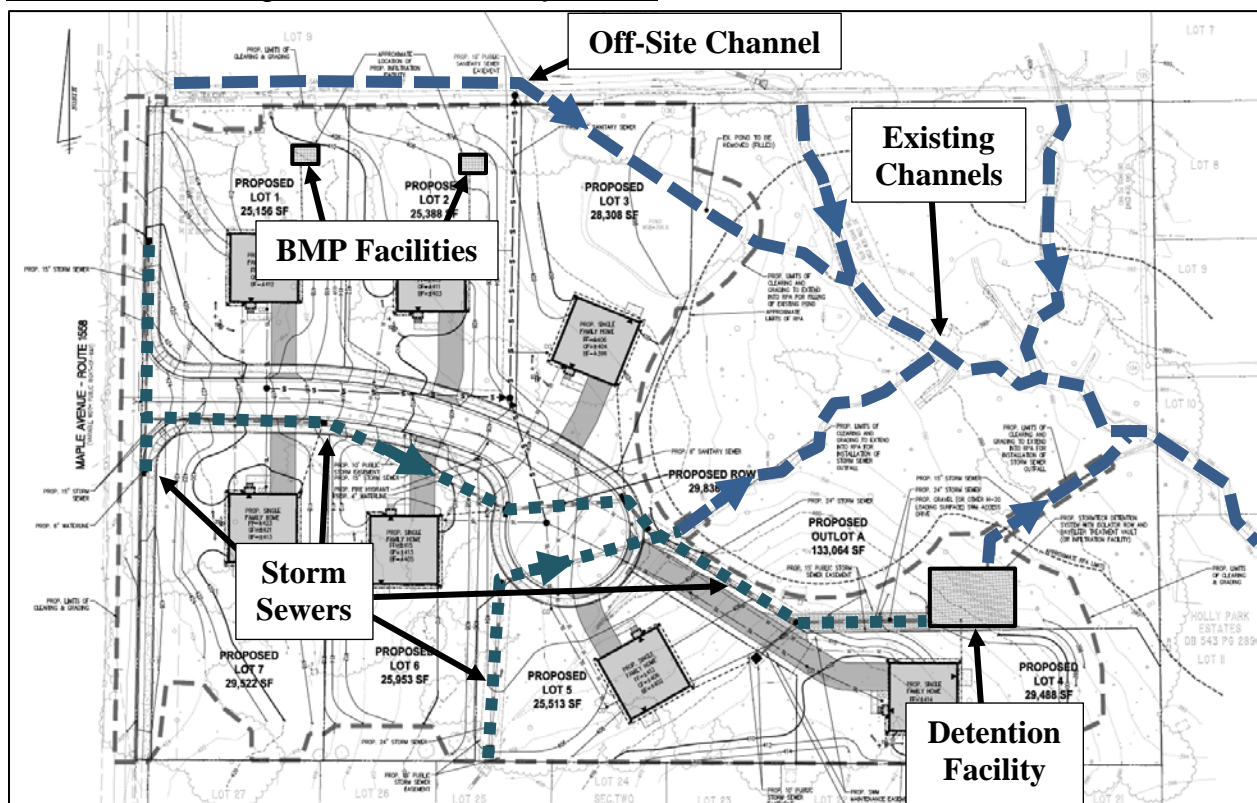


Figure 5: SE Plat Sheet P-0303 edited by staff.

STAFF ANALYSIS

Land Use

The proposed cluster development must be in harmony with the Guidelines for Cluster Development, the Residential Development Criteria, and the Infill Development Objectives, all of which are contained as Appendices within the Policy Plan of the Comprehensive Plan and attached to this staff report in Appendix 13.

Guidelines for Cluster Development (Appendix 13)

The preservation of open space, the protection of environmentally sensitive lands, the provision of opportunities for active and passive recreation, the reduction of the impact of stormwater runoff and erosion, the achievement of high quality design, and the provision of efficient development are fundamental to the preservation of quality of life, the primary goal of Fairfax County's policies and priorities. Cluster development is one tool that may be used to further this goal. The following criteria [as contained the Comprehensive Plan's Guidelines for Cluster Development] will be considered when reviewing a cluster subdivision:

1. *Individual lots, buildings, streets and parking areas should be designed and situated to minimize disruption to the site's natural drainage and topography.*

The proposal includes clearing and grading of 5.46 acres and preservation of approximately 3 acres of environmentally sensitive open space containing RPA. The applicant proposed to cluster the home sites on the 5.46 acres to protect the RPA which includes natural channels and mature trees. This layout would reduce the possibility for future disturbance of the RPA, which could occur if the RPA were to continue to be located on a privately-owned lot.

The stormwater detention plan for the proposed cluster subdivision maintains the existing direction of stormwater runoff from west to east, and the location of existing natural channels. The project includes installation of gutter and storm sewers directing stormwater flow east. The proposed cluster configuration allows the proposed homes to share the Stormtech detention facility located so as to outfall into the existing natural channel. The proposal also includes the removal of an existing man-made pond. The existing pond provides limited detention, but is not designed to be a stormwater facility and does not provide water quality nor quantity measures for the site. The removal of the pond will be subject to review and approval by LDS at subdivision plan. The applicant indicates the pond is also regulated by the Virginia Department of Environmental Quality and the U.S. Army Corps of Engineers and a wetland permit will be required for its removal.

Overall as proposed, staff finds that the site's natural drainage pattern and topography would be maintained. This guideline is satisfied.

2. *Environmental Quality Corridor (EQC) lands should be preserved and should be dedicated to the county whenever such dedication is in the public interest.*

There is no Environmental Quality Corridor (EQC) on the subject site, as stated on the SE Plat and confirmed by the Environmental Analysis contained in Appendix 4. This criterion is not applicable.

3. *Site design should take advantage of opportunities to preserve high quality open space or to provide active or passive recreation and should be sensitive to surrounding properties, in order to be compatible with and to complement surrounding development.*

The proposed site design sets aside 3 acres of open space which encompasses the RPA at the east of the site. An opportunity to integrate a recreational amenity such as a trail in this area is not readily available due to the location of the RPA and the stream channels within the open space and the lack of adjacent public trails to connect. However, existing high-quality bottomland forest tree cover within the open space would be preserved providing a significant environmental amenity. The proposal would remove the RPA from individual ownership and allow for restoration of the area, including the removal of existing trash and debris. Tree protection and invasive species management measures would be required by the proposed development conditions to protect the environmental health of the subject site and surrounding area. Staff finds this criterion met.

4. *No cluster development should be considered when the primary purpose of the clustering is to maximize density on the site.*

The use of the cluster provisions, with allowances for smaller lots and setbacks, allows the applicant to consolidate an open parcel that will preserve the existing RPA and mature vegetation without increasing the site's density over that which could be attained by-right. The existing lots are larger than normal R-1 lots, and at a density of approximately 0.4 du/ac, they are under the Comprehensive Plan recommendation for density of 1-2 du/ac. The proposal for 0.87 du/ac would bring the density closer to the guidance of the plan and would remain under the Zoning Ordinance maximum for the R-1 District (1 du/ac).

The consolidation of the RPA represents a significant benefit that would not necessarily be fully achieved if the site were redeveloped by-right by conventional standards. A by-right configuration would potentially subdivide lots that overlap with the RPA and, while regulations do limit significant new construction within the RPA, limited construction could be permitted resulting in more disturbance. The applicant will also be required by development condition to improve the condition of the RPA by removing existing trash, debris, and any invasive species within the RPA. For this reason, staff does not find that the primary purpose of this application is density maximization and finds this standard is met.

Residential Development Criteria (Appendix 13)

Fairfax County expects new residential development to enhance the community by fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on public facilities, being responsive to historic heritage, contributing to the provision of affordable housing, and being

responsive to the unique, site specific considerations of the property. Accordingly, all zoning requests for new residential development are evaluated based on the following eight criteria:

1. Site Design

The Site Design criterion requires that the development proposal address consolidation goals in the plan, further the integration of adjacent parcels, and not preclude adjacent parcels from developing in accordance with the Plan. In addition, the proposed development should provide useable, accessible and well-integrated open space, appropriate landscaping and other amenities.

The Comprehensive Plan states that the subject property should be developed with residential development between the range of 1-2 du/ac. The applicant's proposal is consistent with this recommended density at 0.87 du/ac. The applicant's initial submission included only Lots 37 and 38, but has since been amended to consolidate Lot 38A as well. The adjacent parcels on the east side of Maple Avenue have been previously subdivided consistent with Plan recommendations (2-3 du/acre to the south, and 1-2 du/acre on the other sides), with the exception of the outlot to the north currently occupied by a county-owned stormwater facility. Staff finds the proposal addresses the consolidation goals of the plan and will not hinder future development of other properties.

Staff had concerns about the site layout proposed by initial submissions of the SE Plat, which significantly encumbered Lot 3 with a 20-foot-wide stormwater access road easement along its side yard as well as an irregular and narrow lot shape. At staff's recommendation, the applicant redesigned the site to relocate the stormwater access road onto the outlot and improve the shape of Lot 3. The stormwater facility has been relocated to the southern portion of the outlot and its access road now connects to the long driveway for Lot 4. While in staff's opinion the stormwater facility would preferably not share access with a residential lot, the applicant has indicated that the facility would be accessed only once a year for maintenance using a 35' vector truck. Given the infrequency of maintenance, staff found this acceptable and generally an improvement from the first site design. Additionally, while proximate to Lot 4, the Stormtech facility is an underground system which would be covered with grass and thus will not have a negative visual impact on Lot 4.

As previously noted, the proposed cluster layout provides an open space outlot at the east of the project site due to site-specific environmental characteristics. This layout is preferred for the consolidation and protection of the Resource Protection Area. A trail amenity is not proposed within the outlot due to the location of the RPA and stream channel and the absence of existing public trail connections. While more accessible open space would be optimal, the proposed open space would still provide a visual and environmental benefit. The applicant has incorporated street trees along the public road and supplemental screening along the north and south site boundaries. As discussed further under Criterion 4, staff continues to recommend that the applicant re-evaluate the limits of grading for additional tree preservation.

On balance, staff determined that the proposal is configured in a manner that implements the Comprehensive Plan. Staff finds that the proposed seven lot cluster development will be compatible with the surrounding area. This criterion is met.

2. Neighborhood Context

The Neighborhood Context Development Criterion requires the development proposal to fit into the fabric of the community as evidenced by an evaluation of the bulk/mass/orientation of proposed dwelling units, lot sizes, architectural elevations/materials, and changes to existing topography and vegetation in comparison to surrounding uses.

In staff's opinion, the proposal is compatible with the surrounding neighborhood context. Adjacent lots are generally planned and developed at 1-2 du/acre and subdivided at an average of approximately 33,000 square feet per lot. While the home sites and the road improvements for the development will be cleared and graded, by clustering the home sites, the applicant is able to provide significant open space area where existing tree cover and RPA would be retained. Configuring seven home sites along a cul-de-sac is replicating a land use pattern that exists elsewhere in the surrounding neighborhood. While the exact style of the dwellings is not yet decided, the applicant indicates the architecture will include elements such as a minimum two-car garage, covered entries, varied rooflines, residentially scaled windows, and use of materials such as brick and hardie plank siding. Staff finds that the proposed development will fit into the fabric of the community and continues an established development pattern.

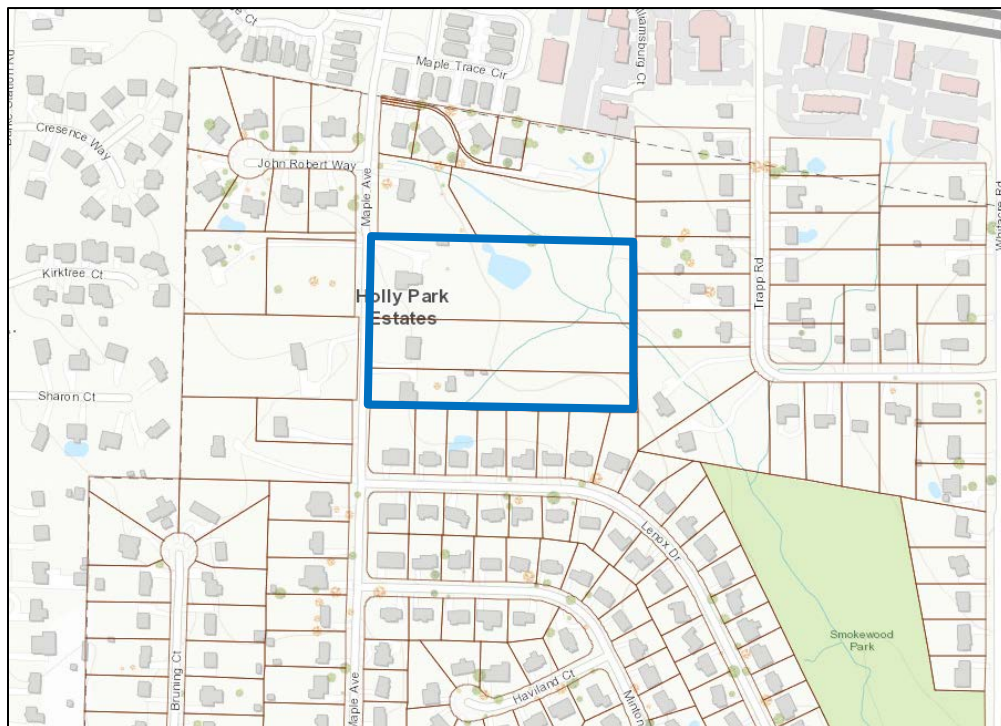


Figure 6: Site and neighborhood context map. Source: Planning and Zoning Viewer.

3. Environment (Appendices 4 and 5)

This Criterion requires that developments respect the natural environment by conserving natural environmental resources, account for soil and topographic conditions and protect current and future residents from the impacts of noise and light. Developments should minimize off-site impacts from stormwater runoff and adverse water quality impacts.

The applicant will be consolidating a large, continuous area that will function to protect environmentally sensitive land. The proposed subdivision would remove the RPA from individually owned properties and create an outlot controlled and maintained by the Homeowners Association. Sufficient non-RPA land has been included in the open space outlot to both buffer the RPA and allow for on-site stormwater management.

Environmental Analysis (Appendix 4)

Resource Protection Area

The site contains approximately 1.58 acres of RPA. Based on the photographs provided, this area has not been maintained and contains a significant amount of garbage. A development condition is proposed to require removal of all trash and debris from the RPA by hand. With the proposed conditions, the applicant will also remove any invasive species on-site to ensure the environmental health of the open space and surrounding area.

In response to staff concerns about construction of the underground Stormtech facility being located too close to the RPA, the applicant redesigned the site to provide more distance to buffer between the limits of disturbance and the RPA. The SE Plat now shows a minimum of 10 feet between the RPA and the limits of disturbance, with the exception of encroachment for the pond removal and construction of outfall which will be completed subject to LDS review and approval. Staff also recommends a development condition to require revegetation of the existing man-made pond to be removed, which includes planting of trees within the RPA as determined appropriate by LDS.

Limits of Clearing and Grading

The applicant's initial iterations of the cluster layout proposed clearing and tree removal on the entirety of the home sites within the subdivision. As discussed further under Criterion 4, in response to staff concerns, the applicant has recessed the limits of disturbance in certain areas to protect more existing trees and will also provide tree protection measures during construction. However, staff continues to recommend re-evaluation of the limits for additional tree preservation areas along the northern and southern site boundaries in order to fully address this outstanding issue. A condition is included for the applicant to work with UFMD to retain more trees.

Green Building

The Policy Plan recommends that new residential development be certified through an established third party residential green building rating system, such as LEED-Homes, EarthCraft, or NGBS, or a comparable certification accepted by the Planning Division. The applicant has not committed to providing any third-party certification which remains an outstanding issue. Staff strongly recommends that the applicant re-evaluate green building options and agree to an appropriate certification in order to better align with this criterion and the environmental recommendations of the Policy Plan.

Stormwater Management Analysis (Appendix 5)

The property slopes gradually downward by approximately 35 feet from the west to east of the site, placing the open space parcel at the low point of the property. An existing system of natural channels direct stormwater runoff from the north and south of the property to the discharge point at the eastern site boundary. Currently no county-approved stormwater mechanisms are provided on the property and runoff generally moves from west to east via sheet flow and via the natural channels.

Land Development Services (LDS) reviewed the application and commented that water quality and quantity controls are required for this project. LDS determined that adequate stormwater detention will be provided to accommodate the runoff generated by the proposed lots and cul-de-sac road. The Stormwater Narrative on the SE Plat indicates the requirements will be achieved by a combination of runoff reduction practices, underground detention, and Best Management Practices (BMPs). The stormwater controls proposed consist of the underground Stormtech facility located on Outlot A and supplemental BMP facilities on Lots 1 and 2. Stormwater controls for the development will be required to be sized at subdivision plan such that post-development runoff levels will be equal to or less than pre-development levels. Geotechnical information will also be needed at subdivision plan to demonstrate feasibility of the BMP facilities. Stormwater planning provided a comment that there is a culvert retrofit project underway for improvements to the downstream channels and further outfall analysis will be required at subdivision plan to determine impact on these projects. The removal and revegetation of the pond will be completed subject to LDS review and approval with any RPA exception that may be required. LDS has no outstanding comments or issues at this time. More detailed review of stormwater management and outfall capacity will be conducted by LDS at subdivision plan review.

Issues of green building and tree preservation are outstanding as noted; all other environmental or stormwater-related concerns are resolved. Staff has included a condition to address tree preservation and strongly recommends the applicant consider green building. On balance, with the adoption of the proposed development conditions, staff finds this criterion satisfied.

4. Tree Preservation and Tree Cover Requirements

This Criterion states that all developments should be designed to take advantage of existing tree cover and developed appropriately to disturb as little existing tree cover as possible, including the extension of utility improvements to the site.

Urban Forest Management Division (UFMD) Analysis (Appendix 6)

UFMD reviewed the application and conducted a site visit, which revealed that the project site contains primarily bottomland forest cover as well as a landscape tree component, which contains some desirable tree species. Most of these forested/landscaped areas appear to be in fair condition, and currently are an asset to the community and good candidates for preservation. The proposed design preserves the vegetation within the 3-acre open space parcel (105,626 square feet of tree preservation area), though several existing trees including buckeyes, oaks, and pines would be removed for the construction of the street and frontage improvements along Maple Avenue and the majority of existing trees on the home sites would be removed for grading. UFMD's site visit also revealed that parts of the RPA contain trash and debris, including tires, barrels, a mattress, television, oil tank, water heater, and air conditioner, among other items. A note on the SE Plat and a condition is included for all trash to be removed by hand and disposed.

This project proposes separation of an open space parcel consisting of total 37.8% percent of the site and containing approximately 105,626 square feet of tree preservation area. The canopy requirements are met primarily due to the preservation of tree cover within the open space parcel. Upon review of initial SE Plat submissions, UFMD had significant concerns that the proposed limits of disturbance along the northern and southern site boundaries were generally excessive and could negatively impact on-site and off-site trees that otherwise could be preserved with minor adjustments to grading or other protective measures. The applicant was asked to re-evaluate the grading limits for additional tree preservation and to consider providing additional landscaping within the lots to restore some of the tree cover that would be removed.

The applicant has revised the limits to pull them inward in three areas along the north and south site boundaries to allow existing trees to be preserved. In certain areas, the proposed limits of clearing are due to demolition of existing structures and construction of the new dwellings, utilities, and other improvements. However, while the most recent submission is an improvement, staff believes additional preservation could be achieved in certain areas along the north and south site boundaries. The applicant should endeavor to eliminate any unnecessary tree removal in the rear yards of the proposed lots. To address this issue, staff recommends a development condition to require that the applicant work with UFMD to re-evaluate the limits of clearing in order to maximize tree preservation. The applicant also proposes to provide new plantings that will achieve an approximately 15-20-foot-wide buffer area along the northern and southern boundaries of the development.

UFMD also requested certain changes to notes on the Landscaping Plan to ensure that the development retains quantity and quality of vegetation comparable to what is shown on the SE Plat. The notes have been revised as requested.

Transitional screening is not required for the development, and all applicable UFMD requirements have been met subject to more detailed review at the subdivision plan stage. Several development conditions have been included to ensure that the applicant works with UFMD to identify additional tree preservation areas, and provides tree protection fencing, invasive species management, and site monitoring. With the adoption of the proposed conditions no outstanding issues remain. Staff finds this criterion satisfied subject to the proposed development conditions.

5. Transportation

Criterion 5 requires that development provide safe and adequate access to the surrounding road network, and that transit and pedestrian travel and interconnection of streets should be encouraged. In addition, alternative street designs may be appropriate where conditions merit.

Access to the proposed lots will be provided by a new public road off of Maple Avenue. The driveways that presently provide direct access onto Maple Avenue will be removed. The new 29-foot wide roadway will a CG-12 VDOT standard entrance and a cul-de-sac at its terminus. Curb, gutter, and a 5-foot-wide sidewalk are also provided.

Transportation Analysis by FCDOT (Appendix 7)

Fairfax County Department of Transportation (FCDOT) reviewed the application; at their recommendation, the ROW (Right-of-Way) was enlarged to 26.5 feet to accommodate sharrows on Maple Avenue anticipated by the Bicycle Master Plan. The application was also revised to provide sidewalk connections to adjacent properties. No further issues were identified.

Transportation Analysis by VDOT (Appendix 8)

A waiver of the Virginia Department of Transportation (VDOT) Secondary Street Acceptance Requirements (SSAR), which require new public roads to have connectivity to surrounding properties, must be approved in order for the proposed public cul-de-sac road to be accepted by VDOT. The applicant has submitted a waiver request which is under evaluation. The applicant's justification is that they have consolidated all possible property, and there is no potential location for connectivity to surrounding areas. Staff concurs with this assessment, and it is staff's understanding the waiver is likely to be granted, subject to final VDOT determination. Staff notes that because a privately maintained street is not permitted for new developments in the R-1 District, any SE approval will be contingent on the granting of the waiver subject to VDOT determination should the waiver not be available prior to decision. A development condition is proposed to this effect. If the applicant obtains approval before the public hearing, staff will

forward this information to the Planning Commission and Board of Supervisors. If the applicant does not obtain the approval, an amendment will be required.

All other issues identified by and FCDOT and VDOT have been addressed. Staff finds this criterion met.

6. Public Facilities

Criterion 6 states that residential developments should offset their impacts upon public facility systems (i.e. schools, parks, libraries, police, fire and rescue, stormwater management and other publicly owned community facilities). Impacts may be offset by the dedication of land, construction of public facilities, contribution of in-kind goods, services or cash earmarked for those uses, and/or monetary contributions to be used toward funding capital improvement projects.

As discussed earlier in this report, the proposed on-site stormwater management system will provide adequate water quantity and quality controls as reviewed further at subdivision plan stage. Other agency comments with respect to utilities are summarized below. As this proposal does not rezone and remains within the density limitations of the Ordinance and the Comprehensive Plan, there are no additional impacts on schools or other public facilities.

Sanitary Sewer Analysis (Appendix 9)

The site is located within the Accotink Creek watershed. It would be sewer into the Norman M. Cole Pollution Control Plant, which, based on current and committed flows, has excess capacity. Sanitary sewer connections are available from an easement located on the adjoining parcel to the east.

Water Service Analysis (Appendix 10)

The property is served by public water. Adequate water service is available from an existing 8-inch water main on Maple Avenue. Depending upon the configuration of any proposed on-site water mains, additional main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

Health Department Analysis (Appendix 11)

The Health Department notes that the dwelling located at 4107 Maple Avenue (existing Lot 38), is or was served by an onsite sewage disposal system and a private well. As there is no record that these facilities have been properly abandoned, the applicant will be required to have the septic tank and well abandoned properly prior to issuance of a demolition permit for the existing dwelling on that property. This comment from the Health Department is a code requirement and its inclusion in this report serves as an informational item for the applicant.

This criterion is met.

7. Affordable Housing

This Criterion states that ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of Fairfax County. This Criterion may be satisfied by the construction of units, dedication of land, or by a contribution to the Housing Trust Fund.

As the applicant's proposal falls below the 50-unit minimum specified in Sect. 2-804 of the Zoning Ordinance, the Affordable Dwelling Unit requirement is not applicable.

8. Heritage Resources

This Criterion requires that developments address potential impacts on historical and/or archaeological resources through research, protection, preservation, or recordation.

As previously mentioned, the site is currently developed with three dwellings and several ancillary structures constructed in the 1940s-60s. The dwellings are not listed on the Fairfax County Inventory of Historic Sites, the National Register of Historic Places, nor located within an Historic Overlay District (HOD).

Parks Analysis (Appendix 12)

The Park Authority has reviewed the application and determined no adverse impacts on the land, resources, facilities, or service levels of the Park authority. They indicated an archaeological survey is not needed.

This criterion is met.

Infill Development Policy (Appendix 13)

The Infill Development Policy [as contained in the Comprehensive Plan's Land Use Policy Plan, Objective 8] will be considered when reviewing a cluster subdivision, and is contained in full in Appendix 13. Policies A, C, and D are applicable to this proposal.

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

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

As discussed previously in this report, the proposed cluster development at 0.87 dwelling units per acre is compatible with and of a density comparable to the surrounding area, and with the proposed development conditions will not pose an adverse impact to public facility and transportation systems, the environment, or the surrounding community.

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

The proposal involves consolidation of three large R-1 lots in order to create a cluster subdivision of seven smaller R-1 lots and an open space outlot, at a density of 0.87 dwelling units per acre, which is consistent with the R-1 District regulations and the Comprehensive Plan recommendation for a density of 1-2 dwelling units per acre. The consolidation achieves a development that in staff's opinion is compatible with the Comprehensive Plan.

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

This proposal would redevelop three existing dwellings built in the 1940-60s. With the proposed conditions, the applicant would significantly restore an environmentally sensitive area that has not been maintained and significant natural open space will be provided in accordance with this policy.

Land Use Compatibility Policy (Appendix 13)

The Land Use Compatibility Policy [as contained in the Comprehensive Plan's Land Use Policy Plan, Objective 14] will also be considered when reviewing a cluster subdivision. The Policy is contained in full in Appendix 13. Policies B, C, and J are applicable to this proposal.

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

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

Staff believes the proposed development is compatible with existing and planned land use as discussed in more detail earlier in this report. The proposed lots are generally of similar size compared to those in the surrounding area, and configuring seven home sites along a cul-de-sac is replicating an existing land use subdivision pattern within the neighborhood. The proposal will not increase density above what would be permitted by-right (one dwelling unit per acre) and as such there is no appreciable change in impact to public facilities and transportation systems.

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

Transitional screening is not required by the Zoning Ordinance; however, the proposal includes certain tree preservation areas along the north and south boundaries and new landscaping to provide an approximately 15-20-foot-wide vegetative buffer in those areas.

3. Policy j. *Use cluster development as one means to enhance environmental preservation when the smaller lot sizes permitted would complement surrounding development.*

In furtherance of this policy, the current proposal for a cluster development with smaller lot sizes provides for environmental preservation through the consolidation and restoration of the RPA on-site.

ZONING ORDINANCE PROVISIONS (Appendix 14)

Standard	Bulk Standards (R-1 Cluster)	
	Required R-1 Cluster	Provided
Minimum District Size	10 acres	8.08 acres (waiver requested)
Min. Lot Area	25,000 sf	Meets
Min. Lot Width	N/A	N/A
Max. Building Height	35 ft	35 ft
Front Yard	30 ft	30 ft
Rear Yard	25 ft	25 ft
Side Yard	12 ft, but a total minimum of 40 ft	12 ft, and a total minimum of 40 ft
Open Space	30%	37.8%
Parking Spaces	2 spaces per residence	Min. 2 spaces per residence

No transitional screening or barriers are required by the Zoning Ordinance as surrounding properties are developed with single family detached dwellings.

Special Exception Requirements

General Special Exception Standards (Sect. 9-006)

General Standard 1 states that *the proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan.*

The Comprehensive Plan Land Use Map recommends that the subject property be developed with residential properties at a density of one to two dwelling units per acre. The application proposes 0.87 dwelling units per acre which satisfies this recommendation. As discussed earlier in this report, the proposed redevelopment will satisfy density recommendations and address consolidation goals of the Comprehensive Plan. The Comprehensive Plan also states that cluster development should be used to preserve open space. The proposal preserves 3 acres of open space.

Staff continues to encourage the applicant to pursue a third-party green building certification to satisfy Plan Policy goals for sustainability. On balance, the proposed use is in harmony with the recommendations of the Comprehensive Plan.

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

As the property is zoned R-1, the proposal for seven single-family detached dwellings at a density of 0.87 du/ac remains consistent with the purpose and intent of the R-1 District, which calls for single-family detached dwellings at a maximum density of one dwelling unit per acre.

General Standard 3 requires that 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 project site is adjacent to other residential developments of similar character with similar dwelling and lot sizes relative to the current proposal. While there are no transitional screening or barrier requirements for the application site, the proposal will provide a large open space area with significant tree preservation at the eastern portion of the site and add tree plantings along the north and southern boundaries of the developed area. Development conditions have been recommended to ensure tree preservation is maximized and invasive species and garbage is removed. With the implementation of these conditions, staff believes that the proposal for seven single-family detached dwellings is consistent with the existing character of the neighborhood and will not impact the development of adjacent or nearby land.

General Standard 4 states that *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.*

A public cul-de-sac street is proposed with curb, gutter, and sidewalk improvements. The application has at this time satisfied all FCDOT and VDOT comments as summarized earlier in this report, with the exception of the need for a VDOT waiver to allow the cul-de-sac to be accepted as a public street. Staff has included a development condition to this effect. The proposal is consistent with the Comprehensive Plan recommendations and R-1 requirements for density and thus is not allowing any traffic generation above what is associated with by-right development. Staff finds that this standard is satisfied.

General Standard 5 requires *that landscaping and screening be provided in accordance with the provisions of Article 13.*

As shown on the SE Plat, the proposal exceeds Zoning Ordinance requirements for tree preservation and 10-year tree canopy. There are no transitional screening or barrier requirements applicable to this site, however, the applicant has agreed to provide a 15 to 20-foot-wide landscaping area along the rear yards of the proposed lots at the

northern and southern site boundaries, and will preserve some existing trees in those areas, which will provide a measure of separation for the surrounding existing lots and replace some of the tree cover that would be removed. Staff continues to recommend another evaluation of the limits of clearing and grading to ensure any unnecessary tree removal is eliminated, and a condition is included to this effect. With the adoption of the proposed conditions, this standard is met.

General Standard 6 requires that *open space be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.*

The site is within the R-1 Zoning District, which requires a minimum of 30 percent open space for cluster developments. The proposal exceeds this requirement with a total of 37.8 percent open space.

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

As detailed earlier in this report, adequate utility and drainage facilities will be provided to serve the proposed development which will be reviewed further by the applicable agencies at subdivision plan. The SE Plat shows that each proposed home site can accommodate four parking spaces (two in garages and two in driveways). This standard is satisfied.

General Standard 8 requires that *signs 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 will be controlled by Article 12 of the Zoning Ordinance.

Provisions for a Cluster Subdivision (Sect. 9-615)

Provision 1 requires that *in the R-1 Zone, the Board may approve a cluster subdivision either in conjunction with the approval of a rezoning or a special exception. This section of ordinance then lists the submittal requirements of a cluster subdivision application, including the plat's required information; a stormwater management narrative; and delineation of floodplains and environmental quality corridors, limits of clearing, existing vegetation, proposed landscaping and screening, existing utility easements, trails required by the comprehensive plan, and any burial sites; and appropriate professional seals and signatures.*

This application includes the above information.

Provision 2 requires that *it shall be demonstrated by the applicant that the location, topography and other physical characteristics of the property are such that cluster development will:*

- A. *Preserve the environmental integrity of the site by protecting and/or promoting the preservation of features such as steep slopes, stream valleys, desirable vegetation or farmland, and either*
 - (1) *Produce a more efficient and practicable development, or*
 - (2) *Provide land necessary for public or community facilities.*

- B. Be in accordance with the adopted comprehensive plan and the established character of the area. To accomplish this end, the cluster subdivision shall be designed to maintain the character of the area by preserving, where applicable, rural views along major roads and from surrounding properties through the use of open space buffers, minimum yard requirements, varied lot sizes, landscaping or other measures.*

The proposed lots are generally clustered in the western portion of the site. The contiguous open space parcel proposed at the eastern portion of the site contains the entirety of the RPA with additional buffer area, which allows for preservation and restoration of the environmentally sensitive area. The applicant has agreed to clean up garbage and debris by hand and remove any invasive species in the RPA in furtherance of the goals of Item A of this standard. As discussed earlier in this report, staff finds the proposed site design to be in accordance with the established character of the neighborhood with the creation of lots similarly sized and configured, relative to the other immediately surrounding residential properties in the community. The applicant has worked with staff to reconfigure the limits of disturbance and recess them in certain areas for additional tree preservation, and a development condition has been proposed to require another evaluation of the limits at subdivision plan. A significant open space parcel of three acres will serve as a buffer at the east of the property, and new landscaping will be installed along the north and south boundaries in the rear yards of the proposed lots. Staff finds this standard met.

Provision 3 states that *in no case shall the maximum density specified for the applicable district be increased nor shall other applicable regulations or use limitations for the district be modified or changed; provided, however, the Board may approve a modification to the minimum lot size and/or minimum yard requirements when it can be concluded that such a modification(s) is in keeping with the purpose of this Section and the applicable zoning district. No lot shall extend into a floodplain and adjacent slopes in excess of fifteen (15) percent grade or Resource Protection Area unless approved by the Board based on a determination that:*

- A. The particular floodplain and adjacent slopes in excess of fifteen (15) percent grade or Resource Protection Area, by reason of its size or shape, has no practical open space value, and*
- B. The amount of floodplain and adjacent slopes in excess of fifteen (15) percent grade or Resource Protection Area on the lot is minimal, and*
- C. The lot otherwise meets the required minimum lot area specified for the district in which located.*

The use of clustering does not increase the maximum density permitted on the subject property (one dwelling unit per acre). The proposed residential lots, ranging from 25,156 to 29,522 square feet, comply with the minimum lot size requirement (25,000 square feet) and bulk regulations for a cluster subdivision lot in the R-1 district. As shown on the SE Plat, all minimum yard requirements will be met. There are no on-site or adjoining floodplains or steep slopes. The proposed site design places all lots outside of the RPA, which will be established as separate open space in furtherance of this standard.

Provision 4 states that *upon Board approval of a cluster subdivision, a cluster subdivision plat may be approved in accordance with the plat approved by the Board, the provisions of this Section and the cluster subdivision provisions presented in the zoning district regulations.*

The applicant intends to submit the subdivision plat subsequent to the approval of this special exception.

Provision 5 states that *in the R-C District, in addition to Par. 2 above, the applicant shall demonstrate that the cluster subdivision and the use of its open space is designed to achieve runoff pollution generation rates no greater than would be expected from a conventional R-C District subdivision of the property.*

This provision is not applicable to the R-1 zoned subject property.

Waivers/Modifications

- The applicant requests a waiver of the minimum district size requirement per Sect. 9-610 of the Zoning Ordinance from 10 acres to 8.08 acres.

Par. 1 of Sect. 3-106 of the Zoning Ordinance requires a minimum of 10 acres for cluster subdivisions in the R-1 zoning district. Staff finds that the applicant has satisfied the necessary guidelines, criteria, and requirements for a cluster subdivision on the 8.08-acre project site. No additional consolidation of land is available to include in the application property. Therefore, staff does not object to this waiver.

CONCLUSION AND RECOMMENDATIONS

Conclusion

The application seeks approval of a Special Exception for a cluster subdivision to permit the development of seven single-family detached residential lots. The proposed use of the cluster provisions allows the applicant to consolidate an open space parcel that will preserve RPA and bottomland forest cover without increasing the site's density over that which could be attained by-right. One outstanding issue remains regarding the Green Building Policy as the applicant has not agreed to obtain a third-party green building certification. Staff continues to strongly recommend that the applicant commit to these green building measures in order to better align with the Policy Plan's goals for sustainability.

On balance, staff finds SE 2018-BR-028 to be in harmony with the Comprehensive Plan and in conformance with the applicable provisions of the Zoning Ordinance, with the implementation of the proposed development conditions contained in Appendix 1 of this report.

Staff Recommendations

Staff recommends approval of SE 2018-BR-028 subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of waiver of the minimum district size per Sect. 9-610 of the Zoning Ordinance, from 10 acres to 8.08 acres.

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

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.

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

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Environmental Analysis (PD-DPD)
5. Stormwater Management Analysis (SDID-LDS)
6. Urban Forest Management Analysis
7. Transportation (FCDOT) Analysis
8. Transportation (VDOT) Analysis
9. Sanitary Sewer Analysis (DPWES)
10. Water Service Analysis (Fairfax Water)
11. Health Department Analysis (HD)
12. Parks Analysis (FCPA)
13. Comprehensive Plan, Policy Plan: Guidelines for Cluster Development; Residential Development Criteria; Objectives 8 and 14
14. Zoning Ordinance Provisions
15. Glossary

PROPOSED DEVELOPMENT CONDITIONS**SE 2018-BR-028****September 4, 2019**

If it is the intent of the Board of Supervisors to approve SE 2018-BR-028, located at Tax Map Parcels 58-3 ((6)) 37, 38, and 38A, to permit a cluster subdivision pursuant to Section 9-615 and a reduction of minimum district size in accordance with Section 9-610 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception (SE) is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This SE is granted only for the purpose(s), structure(s), and/or use(s) indicated on the SE Plat, as qualified by these development conditions.
3. Any plan submitted pursuant to this SE must be in substantial conformance with the approved SE Plat entitled "Special Exception Plat 4111, 4107, and 4037 Maple Avenue" prepared by Walter L. Phillips Inc., dated August 14, 2019, consisting of 11 sheets, and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.
4. Stormwater Management (SWM) and Best Management Practices (BMP) facilities in accordance with the Public Facilities Manual (PFM) must be provided in substantial conformance with that shown on the SE Plat, subject to review and approval by Land Development Services (LDS). Adjustments to the size, type, materials, and number of facilities following engineering may occur at the time of subdivision/site plan submission, subject to LDS approval, provided the adjustments substantially conform with the SE Plat.
5. Prior to entering into a contract of sale, home purchasers must be notified in writing by the Applicant, or its successors or assigns, of:
 - A. Maintenance responsibility for the common open space area, and any other common maintenance amenities, and;
 - B. The existence, location, maintenance responsibilities, and detailed instructions for maintenance of individual BMP facilities for those home purchasers that will have an individual BMP facility located on their property.

Home purchasers must acknowledge receipt of this information in writing. The initial deeds of conveyance and Home Owners' Association (HOA) governing documents must expressly contain these disclosures.

6. The proposed public road must be constructed in conformance with the applicable requirements of the Virginia Department of Transportation (VDOT)

Road Design Manual, subject to VDOT determination. The applicant must obtain a Secondary Street Acceptance Requirements (SSAR) waiver to allow the public street prior to approval of the subdivision/site plan.

7. Prior to subdivision/site plan approval, the applicant must dedicate any necessary right-of-way, at minimum 26.5 feet as shown on the SE Plat, for the future installment of sharrows (to be completed by others) along the subject property's Maple Avenue frontage.
8. The filling of the existing pond must be done subject to review and approval of LDS, including approval of any RPA (Resource Protection Area) exception that may be required. After filling, the applicant must revegetate the area within the RPA with native vegetation subject to LDS approval. Revegetation within the RPA must be consistent with that shown on the SE Plat Landscaping Plan, as may be adjusted as determined appropriate by LDS.
9. All garbage and debris located within the RPA must be removed by hand and disposed of prior to issuance of the first Residential Use Permit.
10. During development of the subject site, the telephone number of the site superintendent that will be present on-site during construction must be provided to the Braddock District Supervisor's Office.
11. Outdoor construction activity must comply with Chapter 4 of the Code of the County of Fairfax (the "Code"). The site superintendent must notify all employees and subcontractors of these hours of operation and must ensure that the hours of operation are respected by all employees and subcontractors. The construction hours and the telephone number of the site superintendent that will be present on-site during construction will be posted on site in both English and Spanish. This development condition applies to the original construction only and not to future additions and renovations by homeowners.
12. Limits of clearing and grading must be strictly adhered to as depicted on the SE Plat, subject to allowances as determined necessary by LDS. In addition, the applicant should endeavor to pull the limits of clearing and grading inward to maximize tree preservation. The applicant must consult with UFMD to re-examine the limits of disturbance along the northern and southern site boundaries to determine any additional areas where adjustments can be made to preserve existing trees. If any areas are identified, subject to final decision by UFMD, the applicant must make the necessary changes required by UFMD in order to preserve the trees.
13. The following landscaping procedures must be implemented to assure adequate tree preservation:
 - A. Tree Inventory and Condition Analysis: The Applicant must submit a Tree Inventory and Condition Analysis as part of the first and all subsequent plan submissions. The Tree Inventory and Condition Analysis must be prepared by a Certified Arborist or Registered Consulting Arborist, and

must include elements of PFM 12-0307 deemed appropriate to the project site as determined by UFMD.

- B. Tree Preservation Plan: The Applicant must submit a Tree Preservation Plan and Narrative as part of the first and all subsequent plan submissions. The Tree Preservation Plan and Narrative must be prepared by a Certified Arborist or Registered Consulting Arborist, and must include elements of PFM 12-0309 deemed appropriate to the project site as determined by UFMD.
- C. Project Arborist/Pre-construction Meeting: Prior to the pre-construction meeting the Applicant must have the approved limits of clearing and grading flagged with a continuous line of flagging. The Applicant must retain the services of a Certified Arborist or Registered Consulting Arborist (Project Arborist) to attend the pre-construction meeting to review the limits of clearing and grading with an UFMD representative to determine where adjustments to the clearing limits can be made to increase the area of the tree preservation and/or to increase the survivability of trees at the limits of clearing and grading. Such adjustments must be recorded by the Project Arborist and tree protection fencing must be implemented under the Project Arborist's supervision based on these adjustments.
- D. Tree Protection Fencing: The Applicant must provide appropriate tree protection devices, based on site conditions and proposed construction activities as reviewed and approved by UFMD. Tree protection fence must consist of four-foot high welded wire attached to six-foot steel posts driven 18 inches into the ground and space no further than 10 feet apart; or super silt fence.
- E. Tree Preservation Measures: Tree preservation measures must be clearly identified, labeled, and detailed on the Erosion and Sediment Control Plan sheets and Tree Preservation Plan. Tree preservation measures may include, but are not limited to the following: root pruning, crown pruning, mulching, watering, etc. Specifications must be provided on the plan detailing how preservation measures must be implemented. Tree preservation activities must be completed during implementation of Phase 1 of the Erosion and Sediment Control Plan.
- F. Site Monitoring: The Applicant's Project Arborist must be present on site during implementation of the Phase 1 Erosion and Sediment Control Plan and monitor any construction activities conducted within or adjacent to areas of trees to be preserved. Construction activities include, but may not be limited to clearing, root pruning, tree protection fence installation, vegetation/tree removal, and demolition activities. During implementation of Phase 2 Erosion and Sediment Control Plan, the Project Arborist must visit the site on a regular basis to continue monitoring tree preservation measures and ensure that all activities are conducted as identified in the Tree Preservation Plan and approved by UFMD. Written reports must be submitted to UFMD and SDID site inspector detailing site visits. A monitoring schedule and Project Arborist reports must be described and detailed in the Tree Preservation Plan.

- G. Invasive Plant Species Management: Forested areas containing plant species that are known to be invasive in quantities that threaten the long-term health and survival of the existing vegetation present must be the subject of an invasive plant species management plan. At the time of subdivision/site plan submission the applicant must provide a management plan for review and approval by UFMD specifying the common and scientific name of invasive species proposed for management, the target area for management efforts, methods of control and disposal of invasive plants, timing of treatments and monitoring, duration of the management program, and potential reforestation as needed.
- H. Landscape Planting Pre-installation Meeting. Prior to installation of any plants to meet the requirements of the approved landscape planting plan, the contractor/developer must coordinate a pre-installation meeting on the site with the landscape contractor, UFMD staff, and any additional appropriate parties. Any proposed changes to planting locations, tree/shrub planting sizes, and species substitutions shown on the approved plan must be reviewed and must be approved by UFMD staff prior to planting. The installation of plants not approved by UFMD may require the submission of a revision to the landscape plan or removal and replacement with approved trees/shrubs prior to bond release.
- I. The Applicant must submit a landscape plan that shows, at a minimum, landscaping as depicted on the Special Exception Plat, with the first submission, and all subsequent submissions, of the subdivision/site plan for review and approval by the Urban Forest Management Division (UFMD), DPWES. All landscaping must be installed prior to the issuance of the first RUP/Non-RUP on the property, or as determined by UFMD for a particular project, but no later than bond release.

Soil Remediation. Soil in planting areas that contain construction debris and rubble, are compacted or are unsuitable for the establishment and long-term survival of landscape plants, must be the subject of remedial action to restore planting areas to satisfy cultural requirements of trees, shrubs and groundcovers specified in the landscape planting plan. The applicant must provide notes and details specifying how the soil will be restored for the establishment and long-term survival of landscape plants for review and approval by UFMD.

- J. Landscape Planting Plan. As part of the first and all subsequent plan submissions, the Applicant must include a landscape planting plan and specifications for review and approval by UFMD. The landscape planting plan and specifications must incorporate sustainable landscape planting techniques designed to reduce maintenance requirements; and contribute to a cleaner and healthier environment with improved air quality, stormwater management, and resource conservation capabilities that can be provided by trees and other desirable vegetation.
- i. In the proposed planting areas along the northern and southern site boundaries shown on the SE Plat Landscaping Plan, mulched

planting beds incorporating groups of trees and other vegetation must be used to provide a root zone environment favorable tree trees and other vegetation, in order to minimize turf areas and mowing operations around the trees.

- ii. Provide a diverse selection of native and non-invasive plants to encourage native pollinators and reduce the need for supplemental watering, and the use of chemical fertilizers, herbicides and chemical control of harmful insects and disease.
- iii. Sustainable landscape planting implemented with the subdivision/site plan should be made up of groups of trees including larger overstory trees (Category III and IV as listed in PFM Table 12.19) together smaller understory trees, (Category II) shrubs and groundcovers. In this application, it is acceptable for the 10-year projected canopies of overstory trees to overlap the canopies of understory trees as well as shrubs and groundcovers, as may occur in a multi-layer, wooded environment.

Inspection of mulch beds for conformance with the approved subdivision/site plan must be conducted at the time that the RUP/Non-RUP is issued for each building or phase of the plan. After mulch areas have been accepted, they must become the responsibility of the property owner who must not be precluded from managing or planting these areas according to their preference.

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

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

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

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception will automatically expire, without notice, thirty-six (36) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

WRITTEN STATEMENT

Special Exception Application
Classic Cottages, LLC
For Property Located at Fairfax County Tax Maps 58-3((6))37, 38, 38A
July 6, 2018
Revised December 21, 2018
Revised May 1, 2019

EXECUTIVE SUMMARY

On behalf of the Classic Cottages, LLC, we are pleased to present this special exception application for consideration. This application proposes a redevelopment of Tax Maps 58-3((6))37, 38 and 38A (together, known as the “Property”) under the current R-1 zoning with seven (7) single family detached dwellings, pursuant to the cluster provisions of the Zoning Ordinance. The flexibility inherent in the cluster development provisions are properly used in the design of this development to preserve and protect existing environmentally sensitive Resource Protection Areas (RPA) and Environmental Quality Corridor (EQC) areas and attain significant tree preservation. The application’s compliance with the requirements set forth in the Zoning Ordinance for approval of a special exception is discussed in detail within this written statement.

CONTEXT

The Property is located on the east side of Maple Avenue, approximately 1,200 feet north of its intersection with Laurel Street and approximately 500 feet south of the City of Fairfax Corporate Line. The Property contains 8.086 acres and each of the three existing lots is developed with a single family detached dwelling. A section of Somerset subdivision, zoned R-2, is located to the south. Holly Park Estates subdivision, zoned R-1, is located to the east. Single family lots, zoned R-2, are located to the west on the opposite side of Maple Avenue. And to the north is a single family lot and vacant land owned by the Board of Supervisors, zoned R-1 and another lot developed with a single family detached dwelling.

PROPOSAL

The Property is not subject to any prior rezoning or special exception approvals. The R-1 District permits a density of one dwelling unit per acre and thus the property could be developed with 8 single family lots, from a density perspective, as a matter of right. However, a conventional by-right development would result in increased impervious surface, reduced open space, substantial elimination of vegetation, and other features that would neither be in keeping with the character of the area nor the environmental goals of the Comprehensive Plan.

In the alternative, the Applicant is proposing a cluster subdivision that will require approval of a special exception. The Applicant proposes a subdivision into seven residential lots that will be developed with single-family detached residences and an open space parcel. The proposed residences will be accessed via a public road, with an adjacent 5 foot sidewalk, intersecting Maple Avenue. The allowable density for this cluster subdivision per Sect. 3-108 of the Zoning Ordinance is 1.1 dwelling units per acre. The proposed density is 0.87 dwelling units per acre. The property contains a significant area of RPA and EQC which is proposed for preservation as homeowners open space on the special exception plan. This open space area totals approximately 3.06 acres or 37.8% of the Property. Stormwater quality and quantity requirements will be met via four runoff reduction BMPS (infiltration trench or bio-retention), a Stormtech detention system with isolator row and a Bay filter vault. Specifics on stormwater management and adequate outfall are included on Sheets P501-P503 of the plan set. The tree canopy and tree preservation target percentage will both be met on the Property. Potential house locations are depicted on the plan, indicating that all minimum yards can be met. Lot width, lot size and shape factor will also be met. A waiver of the 10-acre minimum district size for a cluster subdivision in the R-1 District is requested as described below.

COMPREHENSIVE PLAN

Sector Plan Language

The subject property is located within Area II in the Braddock Community Planning Sector of the Fairfax Planning District. There is no specific Plan language for the Property, but the Major Objectives recommended in the Concept for Future Development in both the Braddock Community Planning Sector and the Fairfax Planning District in general emphasize the preservation of stable residential areas through infill and new development that is compatible in character, use and intensity to the surrounding neighborhoods. The Fairfax Planning District language also includes language regarding the protection of environmental resources and Environmental Quality Corridors. The Comprehensive Plan map shows the Property is planned for residential use at 1 to 2 dwelling units per acre.

The proposed cluster subdivision is consistent with the recommendations of the Plan and the Plan map. The application proposes a density, use and intensity that is compatible with the R-1 and R-2 subdivisions which surround it. Further, the preservation of substantial environmental land by utilization of the cluster provisions of the Zoning Ordinance complies with the Comprehensive Plan environmental objectives.

Residential Development Criteria

- Site Design:

Consolidation: The application consolidates three lots of record which is all of land available for consolidation.

Layout: The proposed layout provides a logical, functional and rational pattern for development of the property and preserves significant environmentally sensitive land. The proposed zoning district is not changing.

Open Space: Considerably more than the required percentage of open space, approximately 37.8% of the property, is provided.

Landscaping: A significant amount of tree preservation is proposed, more than required by the Zoning Ordinance.

Amenities: The proposed lot sizes in this conventional district allow for appropriate on-lot recreational areas. Additionally, 3 acres of passive open space is proposed.

- Neighborhood Context

The proposed community is consistent with the established context in terms of use, intensity and character. The intent is to construct single family detached homes which are residential in character. The specifics of design will be addressed within the review of the application.

- Environment

Preservation: The tree preservation target is met with this application through significant tree preservation.

Slopes and Soils: There are no issues with slopes or soils on the Property.

Water Quality and Drainage: Stormwater management/Best Management Practices are utilized as described in this statement.

Noise, Lighting: The addition of these 7 homes should not create a noise or lighting issue for the existing residences. No street lights are proposed on the plan or required in accordance with Section 7-1002.1B(1) of the PFM.

Energy: The lots will be well landscaped. Sidewalks will be provided to facilitate walking and bicycling.

- Tree Preservation and Tree Cover

Tree preservation and tree cover requirements will be met.

- Transportation
The site will be accessed via an existing public road.
- Public Facilities
The Applicant acknowledges that public facilities impacts may be offset with development conditions.
- Affordable Housing
The provision of affordable housing units is not applicable to this application.
- Heritage Resources
To the best of our knowledge, there are no areas of heritage resources on the Property.

In summary, regarding the applicable Comprehensive Plan recommendations, the proposed development conforms to the adopted Comprehensive Plan with respect to type, character and density of use. Development under the cluster provisions of the Ordinance creates the ability to preserve existing vegetation and other environmentally sensitive features in dedicated open space.

ZONING ORDINANCE

Sect. 2-421, Cluster Subdivisions

Par. 5 of Sect. 2-421 allows the Board of Supervisors to approve a cluster subdivision via special exception in the R-1 District.

Sect. 9-615, Provisions for a Cluster Subdivision

Section 9-615 of the Ordinance stipulates that a cluster development may be approved by the Board of Supervisors in the R-1 as a special exception provided certain provisions are met. The provisions stipulate that the location, topography and other physical characteristics of the property are such that cluster development will allow for the preservation of the environmental integrity of the site. Clustering the lots toward the front of the Property, thereby protecting the existing Environmental Quality Corridor and Resource Protection Area (RPA) meets this provision. The proposal is also in accordance with the adopted Comprehensive Plan. Per the provisions, the maximum density specified for the R-1 District will not be exceeded. Additionally, the Board may approve modifications to the minimum lot size or yard requirement, but no modifications are requested with this application.

Sect. 2-309, Open Space

Par. 4 of Sect. 2-309 requires that in cluster subdivisions, at least seventy-five (75) percent of the minimum required open space or one acre, whichever is less, shall be provided as a contiguous area of open space which has no dimension less than fifty (50) feet. The application meets these requirements. This section further states that in cluster subdivisions where the required open space will be more than 5 acres in size, that open space should be so located and dimensioned as to be usable open space. The proposed open space is 3.06 acres.

Sect. 9-006 – Special Exception General Standards

Section 9-006 of the Zoning Ordinance contains application evaluation criteria for approval of special exceptions. Each criterion is listed in bold below, followed by a response in italics:

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

As discussed above, the Comprehensive Plan notes that infill development in this sector should be of compatible use, intensity and the area surrounding the Subject Property is characterized by stable residential neighborhoods consisting predominantly of single-family detached residences. The Plan does not contain any specific recommendations for the Subject Property. However, the Plan says that infill development should be of compatible use, type, and intensity per Fairfax County Policy Plan Land Use Objectives 8 and 14. The Plan Map recommends the Subject Property be developed with residential lots at a range of one to two dwelling units per acre.

The Subject Property will be developed with a total of seven (7) homes in a cluster subdivision configuration. Given the area of the Subject Property, this development will result in a density of slightly less than one dwelling unit per acre, which is compatible with the surrounding neighborhood and with the residential character contemplated by the Plan. Therefore, this standard is satisfied.

§ 9-006 (2) - The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

The proposed cluster subdivision is permitted as a Category 6 Special Exception use in the R-1 District. The use, as proposed, will be in harmony with the purpose and intent of the R-1 District regulations which is to provide for single family detached dwellings. Therefore, this standard is satisfied.

§ 9-006 (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 proposed use will be located adjacent to other single-family detached residences and will be developed in a manner that is compatible with the residential character of the surrounding neighborhoods. The special exception plat includes significant open space and vegetation that will provide screening. The proposed use is in harmony with the surrounding community, therefore, this standard is satisfied.

§ 9-006 (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.

The vehicular impact of the proposed use on adjacent properties will be minimal. The Applicant's proposal will result in less single family residences than if the Property were developed by right. Accordingly, neither pedestrian nor vehicular traffic will create a conflict with existing and anticipated traffic in the neighborhood. Therefore, this standard is satisfied.

§ 9-006 (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.

There is no requirement for landscaping or screening in the Zoning Ordinance for this proposed use.

§ 9-006 (6)- Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.

Open space will exceed the Zoning Ordinance requirements. As depicted on the special exception plat, the proposed subdivision will preserve approximately 37.8% of the Property in open space.

§ 9-006 (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.

As depicted on the special exception plat, the proposed cluster subdivision will provide for the installation of required utility and drainage facilities. In addition, each new residence will include parking in accordance with the requirements of Article 11 of the Zoning Ordinance. Therefore, this standard is satisfied.

§ 9-006 (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.

Any signs proposed will be in accordance with Article 12 of the Zoning Ordinance.

Sect. 9-610, Waiver of Provisions for Waiving Minimum Lot Size Requirements

The minimum district size for a cluster subdivision in the R-1 District is 10 acres. The consolidated Properties total 8.086 acres.

1. Such lot has not been reduced in width or area since the effective date of this Ordinance to a width or area less than required by this Ordinance. *This is applicable to a waiver of lot width or area, not district size.*
2. The applicant shall demonstrate that the waiver results in a development that preserves existing vegetation, topography, historic resources and/or other environmental features; provides for reduced impervious surface; maintains or improves stormwater management systems; and/or similar demonstrable impact. *The preservation of 3.06 acres of wooded and environmentally sensitive land satisfies this standard.*
3. It shall be demonstrated that development of the subject lot will not have any deleterious effect on the existing or planned development of adjacent properties or on area roadways. *As previously stated, there will be no deleterious effect on existing properties or roads.*
4. Such waiver shall be approved only if the remaining provisions of this Ordinance can be satisfied. *The remaining provisions of the Ordinance can be satisfied.*

CONCLUSION

To the best of our knowledge, the proposed development of the subject property conforms to all currently applicable land development ordinances, regulations and adopted standards as discussed in this statement.

There are no known hazardous or toxic substances to be generated, utilized, stored, treated nor disposed of on this site.

For the reasons set forth within this statement of justification, the Applicant respectfully requests approval of this rezoning proposal.

Respectfully submitted,

Scott E. Adams,
McGuireWoods LLP




County of Fairfax, Virginia

MEMORANDUM

Office of the County Attorney
Suite 549, 12000 Government Center Parkway
Fairfax, Virginia 22035-0064
Phone: (703) 324-2421; Fax: (703) 324-2665
www.fairfaxcounty.gov

DATE: August 13, 2019

TO: Emma Estes, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Jo Ellen Groves, Paralegal 
Office of the County Attorney

SUBJECT: Affidavit
Application No.: SE 2018-BR-028
Applicant: Classic Cottages, LLC
PC Hearing Date: 9/18/19
BOS Hearing Date: 10/15/19

REF.: 149552

Attached is an affidavit which has been approved by the Office of the County Attorney for the referenced case. Please include this affidavit dated 8/13/19, which bears my initials and is numbered 149552a, when you prepare the staff report.

Thank you for your cooperation.

Attachment

cc: (w/attach) Julia Nichols, Planning Technician I (Sent via e-mail)
Zoning Evaluation Division
Department of Planning and Zoning

SPECIAL EXCEPTION AFFIDAVIT

149552a

DATE: AUG 13 2019
(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 2018-BR-028
(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)
Classic Cottages, LLC Agent: Charles F. Taylor David P. Tracy	4333 E. Monroe Avenue Alexandria, VA 22301	Applicant/Title Owner of Tax Map 58-3 ((6)) 37, 38; Contract Purchaser of Tax Map 58-3((6))38A
The Shirley Mae Allen Living Trust Agent: Christopher R. Allen, Trustee	4612 Village Drive Fairfax, VA 22030	Title Owner of Tax Map 58-3 ((6)) 38A
Walter L. Phillips, Inc. Agent: Aaron M. Vinson Travis P. Brown	207 Park Avenue, Suite 104 Falls Church, VA 22046	Engineer/Agent for the Applicant
TNT Environmental, Inc. Agent: Avinash M. Sareen	13996 Parkeast Circle, Suite 101 Chantilly, VA 20151	Environmental Consultant/Agent for the 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).

Special Exception Attachment to Par. 1(a)

DATE: AUG 13 2019
(enter date affidavit is notarized)

149552a

for Application No. (s): SE 2018-BR-028
(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)
McGuireWoods LLP Agents: Scott E. Adams Steven M. Mikulic Jonathan P. Rak Gregory A. Riegler Sheri L. Akin Lori R. Greenlief Michael D. Van Atta	1750 Tysons Boulevard, Suite 1800 Tysons, VA 22102	Attorney/Agent for Applicant Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent

(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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: AUG 13 2019
 (enter date affidavit is notarized)

149552a

for Application No. (s): SE 2018-BR-028
 (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)
 Classic Cottages, LLC
 4333 E. Monroe Avenue
 Alexandria, VA 22301

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)

David P. Tracy, member/manager
 Lawrence Financial Services, Inc., member
 (1)

(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: AUG 13 2019
(enter date affidavit is notarized)

149552a

for Application No. (s): SE 2018-BR-028
(enter County-assigned application number (s))

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

Lawrence Financial Services, Inc. (1)
1885 N. Highland Street
Arlington, VA 22201-5128DESCRIPTION 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)

Paul A. Lawrence, sole member

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

Walter L. Phillips, Inc.
207 Park Avenue, Suite 104
Falls Church, VA 22046DESCRIPTION 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)

Jeffrey J. Stuchel
Aaron M. Vinson
Karen L.S. White(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: AUG 13 2019
(enter date affidavit is notarized)

149552a

for Application No. (s): SE 2018-BR-028
(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 20151DESCRIPTION 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
Lauren A. Duvall

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

(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 AFFIDAVIT

DATE: AUG 13 2019
(enter date affidavit is notarized)

149552a

for Application No. (s): SE 2018-BR-028
(enter County-assigned application number(s))

I(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, VA 22102

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

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

Equity Partners of McGuireWoods LLP

Adams, John D.	Barrett, John M.	Brantley, Bryan C.
Allen, Joel S.	Becker, Scott L.	• Brooker, Jeffrey D.
Anderson, Arthur E., II	Beldner, Sabrina A.	Brooks, Edwin E.
Anderson, James M., III	Bell, Craig D.	Brose, R. C.
Anderson, Mark E.	Bilik, R. E.	Browning, Jeffrey K.
Atty, Lisa A.	Bittman, Robert J.	• Buckley, Holly (nmi)
Austin, Bradley S.	Blank, Jonathan T.	Burk, Eric L.
Bagley, Terrence M.	• Blydenburgh, Candace A.	Busch, Stephen D.
Bancroft, Josiah A.	Boardman, J. K.	• Butcher, Peter C.
Barger, Brian D.	Brackett, Alexander J.	Callahan, Timothy P.

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

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

Information updated.

Special Exception Attachment to Par. 1(c)

DATE: AUG 13 2019
(enter date affidavit is notarized)

149552a

for Application No. (s): SE 2018-BR-028
(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, 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)

Carter, Jean G.	Farrell, Thomas M.	Hampton, Charles B.
Cason, Alan C.	Finger, Jon W.	Hardey, Kate W.
Chaffin, Rebecca S.	Finkelson, David E.	Harmon, Jonathan P.
Chapman, Jeffrey J.	• Fitzgerald, Matthew A.	Harmon, T. C.
Checkovich, Tennille J.	Flannery, Diane P.	Hartsell, David L.
Clark, Jeffrey C.	Foley, Douglas M.	Hatch, Benjamin L.
Cockrell, Geoffrey C.	Franchina, David A.	Hatcher, J. K.
Collins, Darren W.	Frank, Hannah T.	Hayes, Dion W.
Cook, Jason W.	Fratkin, Bryan A.	Hedrick, James T., Jr.
Cramer, Robert W.	Freedlander, Mark E.	Hilton, Robert C.
Cromwell, Richard J.	French, Taylor W.	• Holladay-Tobias, Sara F.
Croteau, Anne E.	Fuhr, Joy C.	Horne, Patrick T.
Culbertson, Craig R.	Gambill, Michael A.	Hornyak, David J.
Daglio, Michael R.	Glassman, Margaret M.	Hosmer, Patricia F.
Davey, Joshua D.	• Gopalan, Rakesh (nmi)	Howard, Justin D.
De Ridder, Patrick A.	Goydan, William E.	• Hsu, Yuan-Ying
• DeLuca, Katherine K.	Grant, Richard S.	Hughes, John L., Jr.
deVyver, Kristopher I.	Greene, Adam J.	Jackson, J. B.
Dossa, Mehboob R.	Greene, Christopher K.	Jewett, Bryce D., III
Ensing, Donald A.	Greenspan, David L.	Justus, J. B.
Evans, Gregory L.	• Greenstein, Louis D.	Kahn, Brian A.
Evans, Jason D.	Greis, Jason S.	Kane, Matthew C.
• Ewing, James W.	Grieb, John T.	Kannensohn, Kimberly J.
Ey, Douglas W., Jr.	Griset, Jill C.	Katsantonis, Joanne (nmi)
• Farley, Peter N.	Haas, Cheryl L.	Keeler, Steven 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.

Special Exception Attachment to Par. 1(c)

AUG 13 2019

DATE: _____
(enter date affidavit is notarized)

149552a

for Application No. (s): SE 2018-BR-028
(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, 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)

Keene, D. B.	Mayberry, William C.	Padgett, John D.
Kelly, Brian J.	McCollough, Aaron G.	Perzek, Philip J.
• Kelly, Noreen A.	McCormick, Durham C., Jr.	Peyton, Daniel L.
Kilpatrick, Gregory R.	McDonald, John G.	Phillips, Michael R.
Kinghorn, Mark W.	McFarland, Robert W.	Powell, David C.
Kobayashi, Naho (nmi)	McGinnis, Kevin A.	Pumphrey, Brian E.
Konia, Charles A.	McIntyre, Charles W.	Purpura, Ryan T.
Kromkowski, Mark A.	McKinnon, Michele A.	Pusateri, David P.
Krueger, Kurt J.	McLean, David P.	Rak, Jonathan P.
Kutrow, Bradley R.	McNab, S. K.	Reid, Joseph K., III
La Fratta, Mark J.	McRill, Emery B.	Reidy, David S.
Lamb, Douglas E.	Michalik, Christopher M.	Richardson, David L.
Lapp, David R.	Miles, Perry W., IV	Riegle, Gregory A.
Lias-Booker, Ava E.	Milanti, Peter A.	Riley, James B., Jr.
Link, Vishwa B.	Muckenfuss, Robert A.	Riopelle, Brian C.
Little, Nancy R.	Mullins, Patrick T.	Roach, Derek A.
Lukitsch, Bethany G.	Nahal, Hardeep S.	Roberts, Manley W.
Maddock, John H., III	Namazie, Hamid R.	Rogers, Marvin L.
Madriz, Yasser A.	Natarajan, Rajsekhar (nmi)	Rohman, Thomas P.
Mandel, Michael D.	Neale, James F.	Rowan, J.P.
Manning, Amy B.	• Neighbors, Kenneth M.	Rusher, Mary Nash K.
Marshall, Harrison L., Jr.	Nesbit, Christopher S.	Russo, Angelo M.
Marsico, Leonard J.	Newberg, Brad R.	Rust, Dana L.
Martin, Cecil E., III	O'Grady, John B.	Sanderson, William I.
Martinez, Peter W.	Older, Stephen E.	Satterwhite, Rodney A.
Mathews, Eugene E., III	Oostdyk, Scott C.	Scheurer, Philip C.

(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: AUG 13 2019
(enter date affidavit is notarized)

149552a

for Application No. (s): SE 2018-BR-028
(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, 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)

Sethi, Akash D.	Tysse, G. W.
• Shaw, Jarrod D.	Vance, Robin C.
Spitz, Joel H.	• VanHoutan, Tyler T.
Spitzer, Mark A.	Vaughn, Scott P.
Stallings, Thomas J.	Viola, Richard W.
Stearman, Jennifer J.	Visconsi Law Corporation, John R.*
Steen, Bruce M.	Walker, Barton C.
Steggerda, Todd R.	Walker, John T., IV
Stone, Jacquelyn E.	Walker, W. K., Jr.
Swan, David I.	Walsh, Amber M.
Swett, Brian I.	Westwood, Scott E.
Symons, Noel H.	Whelpley, David B., Jr.
Szurley, Peter S.	White, Harry R., III
Tarry, Samuel L., Jr.	Wilburn, John D.
Taylor, R. T.	Woodard, Michael B.
Thanner, Christopher J.	• Zacharias, Penny E.
Thomas, Gerald V., II	Zahn, Thomas E.
Thornhill, James A.	

*Does not own 10% or more
of McGuireWoods LLP(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: AUG 13 2019
(enter date affidavit is notarized)

149552a

for Application No. (s): _____
(enter County-assigned application number (s))

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

The Shirley Mae Allen Living Trust
4612 Village Drive
Fairfax, VA 22030

(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)

Christopher R. Allen, Trustee

Christopher R. Allen, Beneficiary
Jeff W. Allen, Beneficiary

(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 AFFIDAVIT

DATE: AUG 13 2019
 (enter date affidavit is notarized)

149552a

for Application No. (s): SE 2018-BR-028
 (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 AFFIDAVITDATE: AUG 13 2019
(enter date affidavit is notarized)

149552a

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☒ Applicant's Authorized AgentLori R. Greenlief, Senior Land Use Planner

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

Subscribed and sworn to before me this 13th day of August 20 19, in the State/Comm. of Virginia, County/City of FairfaxGrace E. Chae
Notary Public

My commission expires: _____

Grace E. Chae
Commonwealth of Virginia
Notary Public
Commission No. 7172971
My Commission Expires 5/31/2020



County of Fairfax, Virginia

MEMORANDUM

DATE: August 6, 2019

TO: Tracy Strunk, Director
Zoning Evaluation Division, DPD

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

SUBJECT: Comprehensive Plan Environmental Analysis: *SE 2018-BR-028*
Classic Cottages, LLC

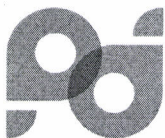
The memorandum, prepared by Corinne K. Bebek, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced application and Special Exception Plan, SE dated May 1, 2019 as revised through June 28, 2019. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in conformance with Plan policies. The applicable Comprehensive Plan citations may be found at the end of this report.

DESCRIPTION OF THE APPLICATION

The applicant is seeking a special exception for an 8.086-acre site to permit the development of a maximum of 7 single family detached dwelling units at an overall density of 0.87 dwelling units per acre (du/ac). The property is located on Tax Map 53-8 ((6)) 37, 38 and 38A and is surrounded by residential uses to the north, east, south and west. The property fronts on Maple Avenue and contains approximately 1.58 acres of Resource Protection Area (RPA). There are no Environmental Quality Corridors (EQC) on the subject property.

ENVIRONMENTAL ANALYSIS

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



PLANNING & DEVELOPMENT

Department of Planning and Development
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5507
Phone 703-324-1380
Fax 703-653-9447
www.fairfaxcounty.gov/planning-development

Green Building Practices

The applicant has not committed to attaining formal third-party green building certification for the proposed development. The applicant has stated that they are unable to commit to green building certification at this time but has not provided justification for not meeting the policy. The Comprehensive Plan encourages all new residential development to be certified through an established residential green building rating system such as LEED-Homes, EarthCraft, or National Green Building Standard (NGBS). Other third-party green building rating systems, such as a proprietary home builders certification, may be appropriate for the subject application provided that they meet the policy goals.

The Comprehensive Plan guidance for green building practices has not been addressed. This issue remains outstanding.

Stormwater Management

The applicant is proposing to include two stormwater management techniques with the subject application. Stormwater management will be provided through a Stormtech system and BMPs in the form of bioretention or an infiltration trench. Any final determination regarding the adequacy of the proposed facilities will be made by Land Development Services (LDS).

Resource Protection Area (RPA)

Approximately 1.58 acres of the subject property contain Resource Protection Area (RPA). The applicant will be encroaching into a portion of this area in order to accommodate the necessary site improvements. The RPA contains a significant amount of trash and other debris which the applicant has agreed to remove pursuant to the approval of the special exception. Staff recommends that the applicant consult with Urban Forest Management (UFM) on any plant restoration that may occur in the RPA in order to reduce the potential for invasive species growth. Any clean-up or restoration efforts within the RPA should be done in consultation with Land Development Services (LDS) to ensure that the appropriate regulations have been met.

COMPREHENSIVE PLAN CITATIONS

Environment

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.

In the Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Environment, as amended through March 14, 2017, on pages 7-9, the Plan states:

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

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

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

In the Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Environment, as amended through March 14, 2017, on page 10, the Plan states:

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

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

In the Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Environment, as amended through March 14, 2017, on pages 19 -21, the Plan 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 identify building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs.”

DMJ:CKB



County of Fairfax, Virginia

MEMORANDUM

DATE: July 26, 2019

TO: Emma Estes, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Development

FROM: Prutha Rueangvivatanakij, P.E., Senior Engineer III (Stormwater)
Central Branch, Site Development and Inspections Division (SDID)
Land Development Services (LDS) *PR 8-21-2019*

SUBJECT: Zoning Application No.: SE 2018-BR-028
Classic Cottages, LLC – Holly Park Lots 37, 38 and 38A
Special Exception Plate, dated November 6, 2018 (Revised June 28, 2019)
LDS Project No.: 3836-ZONA-001-3
Tax Map No.: 058-3-06-0037, 0038 & 0038A; Braddock District

The subject application has significant changes. It has been reviewed and the following stormwater management comments are offered at this time:

Chesapeake Bay Preservation Ordinance (CBPO)

There is a Resource Protection Area (RPA) located on the project property. Note 11 on Sheet 1 acknowledges this fact. An approval of a separate site-specific RPA delineation study is required for this project (per Public Facilities Manual [PFM] 6-1701.3) during the final design/site plan stage.

Response: Acknowledged.

Follow-up: No additional comment.

Floodplains

There are no regulated floodplains located on the project property.

Response: Acknowledged.

Follow-up: No additional comment.

Downstream Drainage Complaints

There are no significant, contemporary downstream drainage complaints on file.

Response: Acknowledged.



Follow-up: No additional comment.

Water Quality

Water quality controls are required for this project (Stormwater Management Ordinance [SWMO] 124-1-6, 124-4-1 & 124-4-2). The SWM Narrative on Sheet 502 indicates that the proposed project's required phosphorous reduction will be achieved by a combination of onsite proprietary and non-proprietary BMP practices. A preliminary Virginia Runoff Reduction Method analysis has been provided to identify the initial phosphorus reduction requirement for the project, and to demonstrate and support the design engineer's expectation of project compliance via the proposed BMP facilities. However, there is no geotechnical information to support that infiltration facilities are feasible for the individual parcels. Calculation and design details will be reviewed at the final design/site plan stage.

Please note for the final design/site plan stage the following components of a land disturbance area: proposed limits of disturbance include all proposed facilities, installations and improvements; adequate work areas around these facilities, installations and improvements (10' minimum work width around facility/installation/improvement perimeters [per LTI 09-05]); adequate ingress/egress (widths [10' minimum] and lengths) from public R/W to the work areas, and between work areas; adequate areas for construction staging and for temporary materials storage and transport; adequate areas for construction equipment storage and for construction-related vehicle parking; and adequate areas for all project Pollution Prevention Plan facilities.

Response: Acknowledged.

Follow-up: No additional comment.

Water Quantity - Detention

Water quantity controls for stormwater detention are required for this project (SWMO 124-1-6, 124-4-1 & 124-4-4.D). The Stormwater Outfall Narrative on Sheet 501 indicates that the proposed project's stormwater detention requirements will be achieved by a combination of runoff reduction practice and underground detentions. A preliminary design analysis is provided to demonstrate that detention storage volumes are required at outfalls; however, neither Energy Balance nor Detention Method is provided to demonstrate allowable post development discharges in accordance with the requirements of Article 4 of the SWMO. As a result, the required storage volumes may be different from the preliminary analysis. Calculation and design details will be reviewed at the final design/site plan stage.

Response: Acknowledged.

Follow-up: No additional comment.

Water Quantity - Outfalls

Water quantity controls for stormwater outfall are required for this project (SWMO 124-1-6, 124-4-1 & 124-4-4.B & C). A preliminary outfall analysis is provided but not detailed. A detention method (SWMO 124-4-4.B.3.a) may apply for 1-year, 2-year and 10-year storm due to the erosion issues downstream as indicated in the Stormwater Planning Comment below. The outfall analysis details will be reviewed at the final design/site plan stage.

Response: Acknowledged.

Follow-up: Please note that an existing ponding area in Lot 3 appears to be reshaped, not removed as stated on Sheet P-201, existing conditions plan and existing vegetation map. It is not clear where the site runoff will outfall to on this lot. Additionally, the proposed outfall pipe near Lot 4 does not discharge into a defined channel. These may cause changes in LOD and other design components.

Response 7/3/19: The pond is now more clearly shown as being removed on all sheets. The LOD has been adjusted to include the full pond and a storm outfall extension from the proposed detention system to a defined channel.

Follow-up 7/26/19: Okay.

Watershed Management Plan Comments

This site is located in the Accotink Creek Watershed; Long Branch Central. There are stream restoration and culvert retrofit projects (AC82-0016, AC82-0018 and AC9406), located along the Long Branch downstream within the limit of analysis shown on Sheet 501. The applicant should demonstrate how the project impacts these County improvement projects. Please also refer to any other specific comments provided directly from the Stormwater Planning.

Response: Acknowledged.

Follow-up: No additional comment.

Dam Breach

The property is not located within a dam breach inundation zone.

Response: Acknowledged.

Follow-up: No additional comment.

Miscellaneous

Emma Estes, Staff Coordinator
3836-ZONA-001-3
Page 4 of 4

The stormwater management plan to be prepared at final design must address all of the items listed in SWMO 124-2-7.B.

The latest BMP specifications provided on the Virginia Stormwater BMP Clearinghouse website, in addition to the PFM, must be used for final design. The design engineer is also referred to LTI 14-13 with regard to the selection of appropriate BMPs.

Response: Acknowledged.

Follow-up: No additional comment.

Please contact me at 703-324-1720 or Prutha.Rueangvivatanakij@fairfaxcounty.gov, if you have any questions or require additional information.

cc: Dipmani Kumar, P.E., Chief, Watershed Planning and Evaluation Branch, Stormwater Planning Division (SWPD), Department of Public Works and Environmental Services (DPWES)
Shannon Curtis, Chief, Watershed Assessment Branch, SWPD, DPWES
Jeffrey Vish, Chief, Central Branch, SDID, LDS
Daun Klarevas, Engineer IV, Central Branch, SDID, LDS
Zoning Application File



County of Fairfax, Virginia

MEMORANDUM

DATE: August 2, 2019

TO: Emma Estes, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Nicholas Drunasky, Urban Forester III
Forest Conservation Branch, UFMD

SUBJECT: Classic Cottages 37, 38 and 38A, SE 2018-BR-028

Site Description: The site is located within Area II of the Braddock Community Planning Sector of the Fairfax Planning District. The site currently contains two residential homes. Approximately three quarters of the site consists of canopy cover, some of which is derived from forest vegetation and some from landscaping, including many highly desirable species. It is important to note that several non-native invasive species are present throughout the site.

This review is based upon the SE 2018-BR-028 stamped as "Received by the Department of Planning & Zoning July 1, 2019." A site visit was performed on January 2, 2019, as part of my review of this application.

1. **Comment:** Urban Forestry does not support note number two under the "Proposed Tree Canopy Calculations," on sheet P-0402, which states "Different quantities, placement, tree sizes and categories may be used at time of site plan as long as canopy calculations are met." It seems like this would allow the applicant to dramatically reduce or provide none of the trees currently depicted on the SE Plat, since they would still be meeting their 10-year tree canopy cover.

Recommendation: The applicant should remove the part in note number two about different quantities may be used at the time of site plan as long as canopy calculations are met.

2. **Comment:** Given the nature of tree cover on this site, the following development conditions will be instrumental in assuring adequate tree preservation and successful landscaping throughout the development process.

Recommendation: UFMD feels that the following development conditions should be incorporated, to ensure effective tree preservation and landscaping:

Department of Public Works and Environmental Services
Urban Forest Management Division

12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 711, Fax: 703-653-9550
www.fairfaxcounty.gov/dpwes



Tree Inventory and Condition Analysis: The Applicant shall submit a Tree Inventory and Condition Analysis as part of the first and all subsequent plan submissions. The Tree Inventory and Condition Analysis shall be prepared by a Certified Arborist or Registered Consulting Arborist, and shall include elements of PFM 12-0307 deemed appropriate to the project site as determined by UFMD.

Tree Preservation Plan: The Applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent plan submissions. The Tree Preservation Plan and Narrative shall be prepared by a Certified Arborist or Registered Consulting Arborist, and shall include elements of PFM 12-0309 deemed appropriate to the project site as determined by UFMD.

Project Arborist/Pre-construction Meeting: Prior to the pre-construction meeting the Applicant shall have the approved limits of clearing and grading flagged with a continuous line of flagging. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist (Project Arborist) to attend the pre-construction meeting to review the limits of clearing and grading with an UFMD representative to determine where adjustments to the clearing limits can be made to increase the area of the tree preservation and/or to increase the survivability of trees at the limits of clearing and grading. Such adjustments shall be recorded by the Project Arborist and tree protection fencing shall be implemented under the Project Arborist's supervision based on these adjustments.

Tree Protection Fencing: The Applicant shall provide appropriate tree protection devices, based on site conditions and proposed construction activities as reviewed and approved by UFMD. Tree protection fence shall consist of four-foot high welded wire attached to six-foot steel posts driven 18 inches into the ground and space no further than 10 feet apart; or super silt fence.

Tree Preservation Measures: Tree preservation measures shall be clearly identified, labeled, and detailed on the Erosion and Sediment Control Plan sheets and Tree Preservation Plan. Tree preservation measures may include, but are not limited to the following: root pruning, crown pruning, mulching, watering, etc. Specifications shall be provided on the plan detailing how preservation measures shall be implemented. Tree preservation activities shall be completed during implementation of Phase 1 of the Erosion and Sediment Control Plan.

Site Monitoring: The Applicant's Project Arborist shall be present on site during implementation of the Phase 1 Erosion and Sediment Control Plan and monitor any construction activities conducted within or adjacent to areas of trees to be preserved. Construction activities include, but may not be limited to clearing, root pruning, tree protection fence installation, vegetation/tree removal, and demolition activities. During implementation of Phase 2 Erosion and Sediment Control Plan, the Project Arborist shall visit the site on a regular basis to continue monitoring tree preservation measures and ensure that all activities are conducted as identified in the Tree Preservation Plan and approved by UFMD. Written reports shall be submitted to UFMD and SDID site inspector detailing site



visits. A monitoring schedule and Project Arborist reports shall be described and detailed in the Tree Preservation Plan.

Invasive Plant Species Management: Forested areas containing plant species that are known to be invasive in quantities that threaten the long-term health and survival of the existing vegetation present shall be the subject of an invasive plant species management plan. At the time of site plan submission the applicant shall provide a management plan for review and approval by UFMD specifying the common and scientific name of invasive species proposed for management, the target area for management efforts, methods of control and disposal of invasive plants, timing of treatments and monitoring, duration of the management program, and potential reforestation as needed.

Landscape Planting Pre-installation Meeting. Prior to installation of any plants to meet the requirements of the approved landscape planting plan, the contractor/developer shall coordinate a pre-installation meeting on the site with the landscape contractor, UFMD staff, and any additional appropriate parties. Any proposed changes to planting locations, tree/shrub planting sizes, and species substitutions shown on the approved plan shall be reviewed and must be approved by UFMD staff prior to planting. The installation of plants not approved by UFMD may require the submission of a revision to the landscape plan or removal and replacement with approved trees/shrubs prior to bond release.

The Applicant shall submit a landscape plan that shows, at a minimum, landscaping as depicted on the Special Exception Plat, with the first submission, and all subsequent submissions, of the site plan for review and approval by the Urban Forest Management Division (UFMD), DPWES. All landscaping shall be installed prior to the issuance of the first RUP/Non-RUP on the property, or as determined by UFMD for a particular project, but no later than bond release.

Soil Remediation. Soil in planting areas that contain construction debris and rubble, are compacted or are unsuitable for the establishment and long-term survival of landscape plants, shall be the subject of remedial action to restore planting areas to satisfy cultural requirements of trees, shrubs and groundcovers specified in the landscape planting plan. The applicant shall provide notes and details specifying how the soil will be restored for the establishment and long-term survival of landscape plants for review and approval by UFMD.

Landscape Planting Plan. As part of the first and all subsequent plan submissions, the Applicant shall include a landscape planting plan and specifications for review and approval by UFMD. The landscape planting plan and specifications shall incorporate sustainable landscape planting techniques designed to reduce maintenance requirements; and contribute to a cleaner and healthier environment with improved air quality, stormwater management, and resource conservation capabilities that can be provided by trees and other desirable vegetation.



- Reduce turf areas to minimize mowing operations and the resulting air pollution. Mulched planting beds incorporating groups of trees and other vegetation shall be used to provide a root zone environment favorable tree trees and other vegetation.
- Provide a diverse selection of native and non-invasive plants to encourage native pollinators and reduce the need for supplemental watering, and the use of chemical fertilizers, herbicides and chemical control of harmful insects and disease.
- Sustainable landscape planting implemented with the subdivision/site plan should be made up of groups of trees including larger overstory trees (Category III and IV as listed in PFM Table 12.19) together smaller understory trees, (Category II) shrubs and groundcovers. In this application, it is acceptable for the 10-year projected canopies of overstory trees to overlap the canopies of understory trees as well as shrubs and groundcovers, as may occur in a multi-layer, wooded environment.

Inspection of mulch beds for conformance with the approved subdivision/site plan shall be conducted at the time that the RUP/Non-RUP is issued for each building or phase of the plan. After mulch areas have been accepted, they shall become the responsibility of the property owner who shall not be precluded from managing or planting these areas according to their preference.

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

NJD/

UFMDID #: 261080

cc: DPZ File



County of Fairfax, Virginia

MEMORANDUM

DATE: August 12, 2019

TO: Tracy Strunk, Director
Zoning Evaluation Division, DPD

FROM: Amy Muir, Planning Technician II
Site Analysis Section, FCDOT *AMM*

SUBJECT: SE 2018-BR-028, Classic Cottages LLC
Land Identification Map: Tax Parcel Number 58-3((6))37,38, 38A

This department has reviewed the Special Exception application and plat dated May 1, 2019. The site is located at 4037 & 4107 Maple Avenue – East side of Maple Ave, north of intersection w/ Laurel Street and approx. 500 feet south of the City of Fairfax line. The application is for a Cluster subdivision in R-1 and waiver of minimum district size.

The applicant has addressed all the critical transportation issues identified in this application. These are outlined below.

- Applicant should continue the sidewalk along the frontage of 4111 Maple Avenue to complete the sidewalk missing link.
- Applicant should provide 26.5 ft of ROW on Maple Ave to accommodate sharrows per the Bicycle Master Plan and VDOT RDM regulations

Cc: Emma Estes, Staff Coordinator, DPD-ZED
Jeffrey C. Hermann, AICP, Chief, FCDOT-SAS



COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION

STEPHEN C. BRICH, P.E.
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030
June 13, 2019

To: Ms. Tracy Strunk
Director, Zoning Evaluation Division

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

Subject: SE 2018-BR-028 Classic Cottages, LLC
Tax Map # 58-3((06))0037 & 38
Fairfax County

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

I have reviewed the above plan submitted on May 7, 2019, and received on May 8, 2019. The following comments are offered:

1. *Access to the adjacent properties is required to be provided from public streets.* VDOT can not support this application having public streets until the Access Management waiver has been processed and resolved regarding access to the adjacent properties. The waiver has not been received as of today's date.

cc: Ms. Amy Muir
fairfaxspex2018-BR-028se2ClassicCottagesLLC6-13-19TS



County of Fairfax, Virginia

MEMORANDUM

DATE: February 11, 2019

TO: Emma Estes
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. SE 2018-BR-028**
Tax Map No. 058-3-((06))-0037; 0038

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

1. The application property is located in Accotink Creek (M-3) watershed. It would be sewer into the Noman M. Cole Pollution Control Plant (NMCPCP).
2. 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.
3. An existing 8 inch line located on the property is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

	<u>Existing Use +Application</u>		<u>Existing Use + Application +Previous Applications</u>		<u>Existing Use + Application + Comp Plan</u>	
<u>Sewer Network</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	





8560 Arlington Boulevard, Fairfax, Virginia 22031

PLANNING & ENGINEERING DIVISION
Nat Atapoor, P.E., CCM
Director
(703) 289-6325

August 15, 2019

Ms. Tracy D. Strunk, AICP
Director, Zoning Evaluation Division
Fairfax County Department of Planning and Development
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: SE-2018-BR-028
Classic Cottages
Tax Map: 58-3

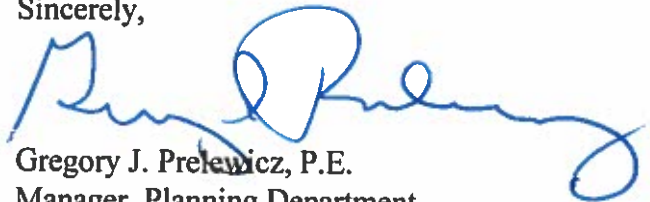
Dear Ms. Strunk:

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

1. The property is served by Fairfax Water.
2. Adequate domestic water service is available at the site from an existing 8-inch water main in Maple Avenue. Please see the enclosed water system map.
3. Depending upon the configuration of any proposed on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

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

Sincerely,



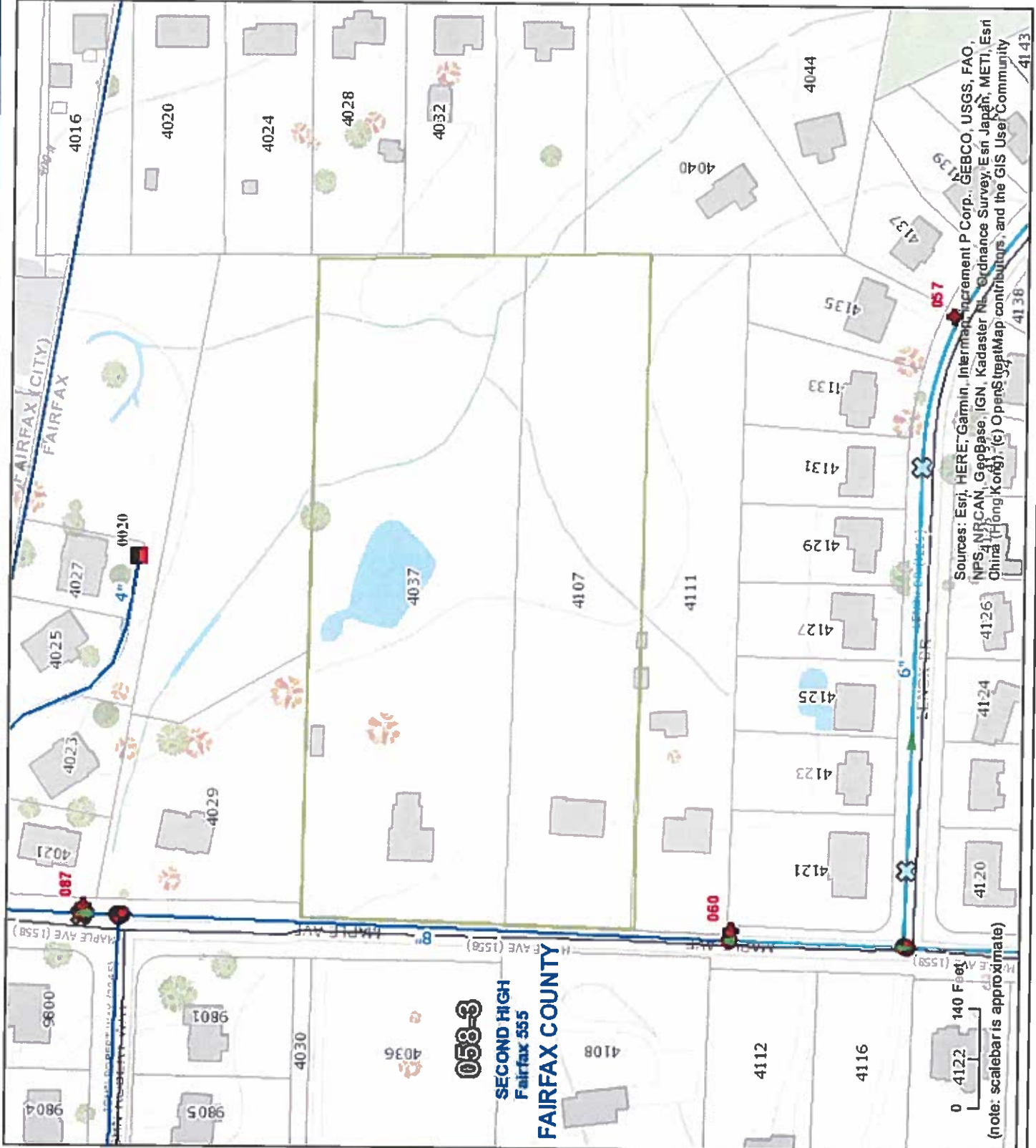
Gregory J. Prelewicz, P.E.
Manager, Planning Department

Enclosure

Title: FW GIS

Legend

- Hydrants**
 - Fairfax Water, Active
 - Other, Active
 - Fairfax Water, Inactive
- 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**
 - 3 Main Breaks
- Pressurized Mains - Private**
 - Private, In Service
 - Private, Approved
- Pressurized Mains**
 - Approved
 - Transmission Main, Cast Iron
 - Transmission Main, Ductile Iron
 - Transmission Main, Steel
 - Transmission Main, Plastic
 - Transmission Main, Asbestos/Cement
 - Transmission Main, PCCP
 - Transmission Main, Unknown
 - Distribution Main, Cast Iron
 - Distribution Main, Ductile Iron
 - Distribution Main, Steel
 - Distribution Main, Plastic
 - Distribution Main, PolyVinylChloride
 - Distribution Main, Asbestos/Cement
 - Distribution Main, PCCP
 - Distribution Main, Copper
 - Distribution Main, Galvanized
 - Distribution Main, HDP
 - Distribution Main, Unknown





County of Fairfax, Virginia

DATE: January 7, 2019

TO: Emma Estes, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Kevin R. Wastler *KRW*
Environmental Health Supervisor
Fairfax County Health Department

SUBJECT: Special Exception Application Analysis

REFERENCE: Application No. SE 2018-BR-028 (Classic Cottages, LLC)

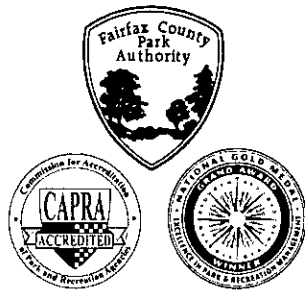
RECEIVED
Department of Planning & Zoning

JAN 09 2019

Zoning Evaluation Division

After reviewing the application, Health Department records indicate that the existing structure on the property on 4107 Maple Avenue, Fairfax, VA 22032 is/was served by an onsite sewage disposal system and a private well water supply. The Health Department file does not indicate that the septic tank and or well were ever properly abandoned. Please take note that prior to any demolition of the structure or grading performed on the property for the proposed new development, the existing well and septic system will have to be abandoned properly under permit from the Health Department.





FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

TO: Tracy Strunk, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Andrea L. Dorlester, AICP, Manager *AYLD*
Park Planning Branch, PDD

DATE: April 23, 2019

SUBJECT: SE 2018-BR-028, 4107 & 4037 Maple Avenue (Classic Cottages)
Tax Map Number(s): 58-3((6)) 37 & 38

The Park Authority staff has reviewed the above referenced plan. Based on that review, staff has determined that this application bears no adverse impact on the land, resources, facilities or service levels of the Park Authority.

FCPA Reviewer: Andy Galusha
DPZ Coordinator: Emma Estes

eCopy: Barbara Nugent, Director, Resource Management Division
Emma Estes, Zoning Coordinator, DPZ

APPENDIX 4**GUIDELINES FOR CLUSTER DEVELOPMENT**

The preservation of open space, the protection of environmentally sensitive lands, the provision of opportunities for active and passive recreation, the reduction of the impact of storm water runoff and erosion, the achievement of high quality design, and the provision of efficient development are fundamental to the preservation of our Quality of Life, the primary goal of Fairfax County's policies and priorities. Cluster development is one tool that may be used to further this goal. The following criteria will be considered when reviewing a cluster subdivision:

1. Individual lots, buildings, streets and parking areas should be designed and situated to minimize disruption to the site's natural drainage and topography.
2. Environmental Quality Corridor (EQC) lands should be preserved and should be dedicated to the county whenever such dedication is in the public interest.
3. Site design should take advantage of opportunities to preserve high quality open space or to provide active or passive recreation and should be sensitive to surrounding properties, in order to be compatible with and to complement surrounding development.
4. No cluster development should be considered when the primary purpose of the clustering is to maximize density on the site.

APPENDIX 9

RESIDENTIAL DEVELOPMENT CRITERIA

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

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

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

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

1. Site Design:

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

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

b) *Layout:* The layout should:

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

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

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

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

2. Neighborhood Context:

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

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

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

3. Environment:

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

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

4. Tree Preservation and Tree Cover Requirements:

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

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

5. Transportation:

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

- a) *Transportation Improvements:* Residential development should provide safe and adequate access to the road network, maintain the ability of local streets to safely accommodate traffic, and offset the impact of additional traffic through commitments to the following:
 - Capacity enhancements to nearby arterial and collector streets;
 - Street design features that improve safety and mobility for non-motorized forms of transportation;
 - Signals and other traffic control measures;
 - Development phasing to coincide with identified transportation improvements;
 - Right-of-way dedication;
 - Construction of other improvements beyond ordinance requirements;
 - Monetary contributions for improvements in the vicinity of the development.
- b) *Transit/Transportation Management:* Mass transit usage and other transportation measures to reduce vehicular trips should be encouraged by:
 - Provision of bus shelters;
 - Implementation and/or participation in a shuttle bus service;
 - Participation in programs designed to reduce vehicular trips;
 - Incorporation of transit facilities within the development and integration of transit with adjacent areas;
 - Provision of trails and facilities that increase safety and mobility for non-motorized travel.
- c) *Interconnection of the Street Network:* Vehicular connections between neighborhoods should be provided, as follows:
 - Local streets within the development should be connected with adjacent local streets to improve neighborhood circulation;
 - When appropriate, existing stub streets should be connected to adjoining parcels. If street connections are dedicated but not constructed with development, they should be identified with signage that indicates the street is to be extended;
 - Streets should be designed and constructed to accommodate safe and convenient usage by buses and non-motorized forms of transportation;
 - Traffic calming measures should be implemented where needed to discourage cut-through traffic, increase safety and reduce vehicular speed;

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

6. Public Facilities:

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

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

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

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

7. Affordable Housing:

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

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

8. Heritage Resources:

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

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

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

ROLE OF DENSITY RANGES IN AREA PLANS

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

- the "base level" of the range is defined as the lowest density recommended in the Plan range, i.e., 5 dwelling units per acre in the 5-8 dwelling unit per acre range;
- the "high end" of the range is defined as the base level plus 60% of the density range in a particular Plan category, which in the residential density range of 5-8 dwelling units per acre would be considered as 6.8 dwelling units per acre and above; and,
- the upper limit is defined as the maximum density called for in any Plan range, which, in the 5-8 dwelling unit per acre range would be 8 dwelling units per acre.
- In instances where a range is not specified in the Plan, for example where the Plan calls for residential density up to 30 dwelling units per acre, the density cited in the Plan shall be construed to equate to the upper limit of the Plan range, and the base level shall be the upper limit of the next lower Plan range, in this instance, 20 dwelling units per acre.

COUNTYWIDE OBJECTIVES AND POLICIES

LAND USE PATTERN

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

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

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

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

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

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

LAND USE COMPATIBILITY

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

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

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

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

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

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

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

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

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

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

Policy j. Use cluster development as one means to enhance environmental preservation when the smaller lot sizes permitted would complement surrounding development.

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

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

9-615 Provisions for a Cluster Subdivision

The Board may approve, either in conjunction with the approval of a rezoning or as a special exception, a cluster subdivision in an R-C, R-E or R-1 District or a cluster subdivision in a R-3 or R-4 District which has a minimum district size of two (2) acres or greater but less than three and one-half (3.5) acres, but only in accordance with the provisions of this section. Special exceptions for cluster subdivisions in the R-2 District and cluster subdivisions in the R-3 or R-4 Districts which have a minimum district size of three and one-half (3.5) acres or greater, that were approved by the Board prior to July 1, 2004, shall remain valid and the cluster subdivisions shall continue pursuant to such special exception approval and any development conditions imposed by such approval. Amendments to such special exceptions for cluster subdivisions in the R-2 District and cluster subdivisions in the R-3 or R-4 Districts which have a minimum district size of three and one-half (3.5) acres or greater, shall be pursued in accordance with the provisions of Sect. 9-014 and the following:

1. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by twenty-three (23) copies of a plat drawn to designated scale of not less than one inch equals fifty feet (1" = 50'), certified by a professional engineer, land surveyor, architect or landscape architect licensed by the State of Virginia, presented on a sheet having a maximum size of 24" x 36", and one 8 ½" x 11" reduction of the plat. If the proposal cannot be accommodated on one 24" x 36" sheet at a scale of 1" = 50', a scale of not less than 1" = 100' may be used. If presented on more than one (1) sheet, match lines shall clearly indicate where the several sheets join. Such plat shall contain the following information:
 - A. Boundaries of the entire property, with bearings and distances of the perimeter property lines.
 - B. Total area of the property in square feet or acres.
 - C. Scale and north arrow, with north, to the extent feasible, oriented to the top of the plat and on all supporting graphics.
 - D. Area of open space in square feet or acres and percent of total area that is open space.
 - E. Type of open space, whether common open space or dedicated open space, and the proposed uses.
 - F. Maximum number of dwelling units proposed, and the density and open space calculations based on Sections 2-308 and 2-309.
 - G. Existing topography with a maximum contour interval of two (2) feet and a statement indicating whether it is air survey or field run.
 - H. Proposed layout of lots, streets and open space.
 - I. Location, where applicable, of recreation areas, parks, schools, and other public or community uses.
 - J. Public right(s)-of-way, indicating names, route numbers and width, any required and/or proposed improvements to the public right(s)-of-way and delineation of the existing centerline of all streets abutting the property, including dimensions from the existing centerline to the edge of the pavement and to the edge of the right-of-way.

- K. A delineation of all existing structures, and an indication of their date of construction, if known, and whether they will be retained or demolished.
- L. Indication that the property is served by public water and/or sewer or private water and/or septic field.
- M. Designation of minimum lot areas and yards that will be provided on lots adjacent to major thoroughfares and adjacent to the peripheral lot lines of the subdivision.
- N. Approximate location, estimated size of footprint in acres and type of all proposed stormwater management facilities, including the full extent of side slopes, embankments, spillways, dams, and approximate water surface elevation for design storms, if applicable. In addition, a preliminary stormwater management plan that includes information about the adequacy of downstream drainage, including the sufficiency of capacity of any storm drainage pipes and other conveyances into which stormwater runoff will be conveyed. When there is 2500 square feet or more of land disturbing activity on the entire application property, in addition to the above, the preliminary stormwater management plan shall include:
 - (1) A graphic depicting:
 - (a) The approximate footprint of the stormwater management facility and, where applicable, the height of the dam embankment and the location of the emergency spillway outlet for each stormwater management facility.
 - (b) The approximate on-site and off-site areas to be served by each stormwater management facility, along with the acreage draining to each facility.
 - (c) A preliminary layout of all on-site drainage channels, outfalls and pipes, including inlet and outlet pipes within the stormwater management facility.
 - (d) The approximate location or alternative locations, if any, of any maintenance access road or other means of access to the stormwater management facility, and the identification of the types of surfaces to be used for any such road.
 - (e) Proposed landscaping and tree preservation areas in and near the stormwater management facility.
 - (f) The approximate limits of clearing and grading on-site and off-site for the stormwater management facility, storm drainage pipes, spillways, access roads and outfalls, including energy dissipation, storm drain outlet protection and/or stream bank stabilization measures.
 - (2) A preliminary stormwater management narrative setting forth the following:
 - (a) Description of how the detention and best management practice requirements will be met.
 - (b) The estimated area and volume of storage of the stormwater management facility to meet stormwater detention and best management practice requirements.
 - (c) For each watercourse into which drainage from the property is discharged, a description of the existing outfall conditions, including any

existing ponds or structures in the outfall area. The outfall area shall include all land located between the point of discharge from the property that is located farthest upstream, down to the point where the drainage area of the receiving watercourse exceeds 100 times the area of that portion of the property that drains to it or to a floodplain that drains an area of at least 1 square mile, whichever comes first.

(d) Description of how the adequate outfall requirements of the Public Facilities Manual will be satisfied.

- O. Approximate delineation of any floodplain designated by the Federal Emergency Management Agency, United States Geological Survey, or Fairfax County, the delineation of any Resource Protection Area and Resource Management Area, and the approximate delineation of any environmental quality corridor as defined in the adopted comprehensive plan, and, if applicable, the distance of any existing and proposed structures from the floodplain, Resource Protection Area and Resource Management Area, or environmental quality corridor.
 - P. A plan showing limits of clearing, existing vegetation, and any proposed landscaping and screening, to include existing vegetation to be preserved, and when there is 2500 square feet or more of land disturbing activity, an existing vegetation map.
 - Q. Location of all existing utility easements having a width of twenty-five (25) feet or more.
 - R. Location of all trails required by the adopted comprehensive plan.
 - S. Approximate delineation of any grave, object or structure marking a place of burial if known, and a statement indicating how the proposed development will impact the burial site.
 - T. Seal and signature of professional person preparing the plat.
2. It shall be demonstrated by the applicant that the location, topography and other physical characteristics of the property are such that cluster development will:
- A. Preserve the environmental integrity of the site by protecting and/or promoting the preservation of features such as steep slopes, stream valleys, desirable vegetation or farmland, and either
 - (1) Produce a more efficient and practicable development, or
 - (2) Provide land necessary for public or community facilities.
 - B. Be in accordance with the adopted comprehensive plan and the established character of the area. To accomplish this end, the cluster subdivision shall be designed to maintain the character of the area by preserving, where applicable, rural views along major roads and from surrounding properties through the use of open space buffers, minimum yard requirements, varied lot sizes, landscaping or other measures.
3. In no case shall the maximum density specified for the applicable district be increased nor shall other applicable regulations or use limitations for the district be modified or changed; provided, however, the Board may approve a modification to the minimum lot size and/or minimum yard requirements when it can be concluded that such a modification(s) is in keeping with the purpose of this Section and the applicable zoning district. No lot shall extend into a floodplain and adjacent slopes in

excess of fifteen (15) percent grade or Resource Protection Area unless approved by the Board based on a determination that:

- A. The particular floodplain and adjacent slopes in excess of fifteen (15) percent grade or Resource Protection Area, by reason of its size or shape, has no practical open space value, and
 - B. The amount of floodplain and adjacent slopes in excess of fifteen (15) percent grade or Resource Protection Area on the lot is minimal, and
 - C. The lot otherwise meets the required minimum lot area specified for the district in which located.
4. Upon Board approval of a cluster subdivision, a cluster subdivision plat may be approved in accordance with the plat approved by the Board, the provisions of this Section and the cluster subdivision provisions presented in the zoning district regulations.
 5. In the R-C District, in addition to Par. 2 above, the applicant shall demonstrate that the cluster subdivision and the use of its open space is designed to achieve runoff pollution generation rates no greater than would be expected from a conventional R-C District subdivision of the property.

9-006 Special Exception General Standards

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

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

9-610 Provisions for Waiving Minimum Lot Size Requirements

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

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

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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