



## MEMORANDUM

**To:** Chair Feather and Members of the  
Planning Commission

**From:** Supriya Chewle, Planner II

**Through:** Jason D. Sutphin, Community Development Division Chief  
Brooke Hardin, Director of Community Development and Planning

**RE:** Public hearing for redevelopment of 11006 Park Road

**Meeting Date:** September 11, 2023

The attached documents are inclusive of all materials for the Planning Commission public hearing on the above-referenced item. This memorandum serves to provide explanation of the purpose of this item. The applicant is requesting a Zoning Map Amendment (Rezoning) CR Commercial Retail to RT Residential Townhouse in the Architectural Control Overlay District (ACOD) with proffers; to allow development of 13 townhouses to

, an appeal to a determination of the Subdivision Ordinance by the Zoning Administrator, waiver from the Public Facilities Manual and a major certificate of appropriateness

The following items do not require a review and recommendation from Planning Commission, but will be reviewed by City Council:

- **Special Exceptions**
- **Appeal** to a determination of the Subdivision Ordinance by the Zoning Administrator.
- **Waivers** from the Public Facilities Manual as listed in the General Development Plan; and
- **Major Certificate of Appropriateness** for architecture and landscaping



# CITY OF FAIRFAX

## Department of Community Development & Planning

**Zoning Map Amendment Z-22-00093**

**Special Exceptions SE- 23-00133**

### **PUBLIC HEARING DATE**

September 11, 2023

### **APPLICANT**

Caglayan Investment group  
Emre Zirekoglu  
42713 Latrobe St,  
Chantilly Va, 20152

### **AGENT**

Keith Martin  
1077 Spring Hill Rd,  
McLean, VA 22102

### **PARCEL DATA**

*Tax Map ID*

◇ 57-1-40-002

*Street Address*

◇ 11006 Park Rd

*Zoning District*

- ◇ CR- Commercial Retail
- ◇ Architectural Control Overlay District (ACOD)

### **APPLICATION SUMMARY**

The applicant is requesting a Zoning Map Amendment (Rezoning) from CR Commercial Retail to RT Residential Townhouse in the Architectural Control Overlay District (ACOD) with proffers; to allow development of 13 townhouses. While the Planning Commission is not required to provide a recommendation to City Council regarding Special Exceptions, the Planning Commission should be aware that the applicant will be requesting the following Special Exception associated with this application:

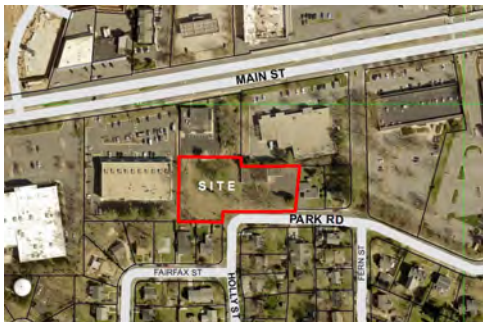
- To City Code Section 110-6.17.1(B)(2) to allow an adjustment to minimum required yards;
- To City Code Section 110-6.17.1(B)(4) pertaining to sidewalk, street trees and 10-foot landscape strip along the private street.

In addition to the special exception requests, the applicant would also be requesting the following actions by City Council:

- Appeal to a determination of the Subdivision Ordinance by the Zoning Administrator.
- Waivers from the Public Facilities Manual
- Major Certificate of Appropriateness

### **STAFF RECOMMENDATION**

Staff recommends the Planning Commission provide a recommendation for approval to the City Council of the request for a Zoning Map Amendment (rezoning).



## **BACKGROUND**

The subject property is 1.16 acres located to the north of the Park Road and Holly St intersection. The subject site was developed with a single-family detached residential structure that had been expanded with two warehouse-style additions and occupied by commercial uses since 1968 including a press printing shop, roofing contractor, and an art composition studio. In 1998 the site was approved for a 9,024 sf building supplies sales office that included 4,000 sf of office space and 5,024 sf of storage space for the building supplies sales business. The building is currently vacant.

## **PROJECT HISTORY**

- City Council conducted a pre-application briefing on June 4, 2019.
- Planning Commission conducted a pre-application briefing on June 24, 2019.
- Land Use Application was submitted on March 7, 2022.
- BAR application for a Certificate of Appropriateness was submitted on March 24, 2022.
- BAR conducted a work session on March 1, 2023.
- Planning Commission held a post-submission work session on March 27, 2023.
- City Council held a post-submission work session on April 11, 2023.

### **Post-Submission Work Sessions**

On March 27, 2023, the Planning Commission held a work session to discuss the development of 13 townhouses. Planning Commission provided comments and questions that covered several issues such as:

- Inquired at what stage of the process are proffers provided.
- Inquired if any efforts to consolidate the two properties to the east of the subject site were made.
- Discussed potential height of the proposed house on lot 8.
- Discussed the height of the entire development in comparison to the existing neighborhood which is higher, but they also noted that the by-right height allowance is much higher.
- Discussed Stormwater Management to make sure the water run off doesn't affect the neighbors.
- Requested more details about fire department comments and assessments.

Despite the overall range of comments and questions, Planning Commission is supportive of the use which works as a transition between the single family residential and the commercial to the north.

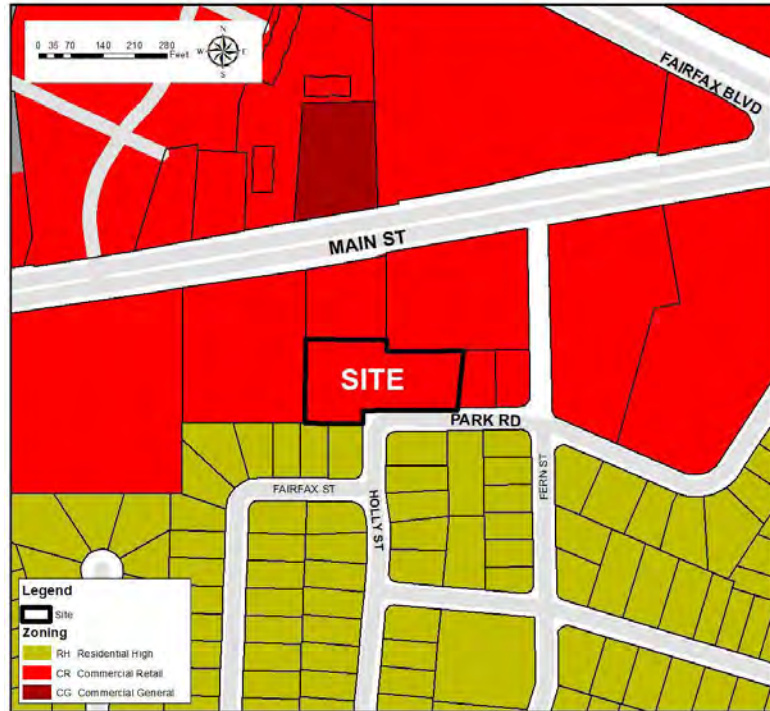
On April 11, 2023, City Council held a work session to discuss the proposed rezoning and with special exceptions and waivers to allow thirteen townhouses. City Council provided comments and questions that covered several issues such as:

- Access for general public to the onsite park.
- The Council members had heard concerns regarding the design of the project.
- Encouraged holding neighborhood meetings to get neighbor input regarding the project.
- Restriction in HOA covenants to restrict garage use.
- The architecture is too modern for a traditional neighborhood.
- Inquired the typical width of a local street and if the development can meet those dimensions.

Despite the overall range of comments and questions, City Council is also supportive of the use which might be a great project to implement the Kamp Washington Small Area Plan.

## **ZONING**

The subject property is zoned CR Commercial Retail and is within the Architectural Control Overlay District. Table 1 provides a summary of surrounding land uses.



**Figure 2: Existing Zoning**

	Existing Zoning	Existing Land Use	Future Land Use
Site	CR Commercial Retail/ACOD	Commercial – Office/Vacant	Activity Center
North	CR Commercial Retail/ACOD	Commercial - Retail	Activity Center
South	RH Residential High/ACOD	Residential - Single Detached	Single Family Detached Neighborhood
East	CR Commercial Retail/ACOD	Commercial – Office, Residential - Single Detached	Activity Center
West	CR Commercial Retail/ACOD	Commercial - Retail	Activity Center

**Table 1: Surrounding Property Descriptions**

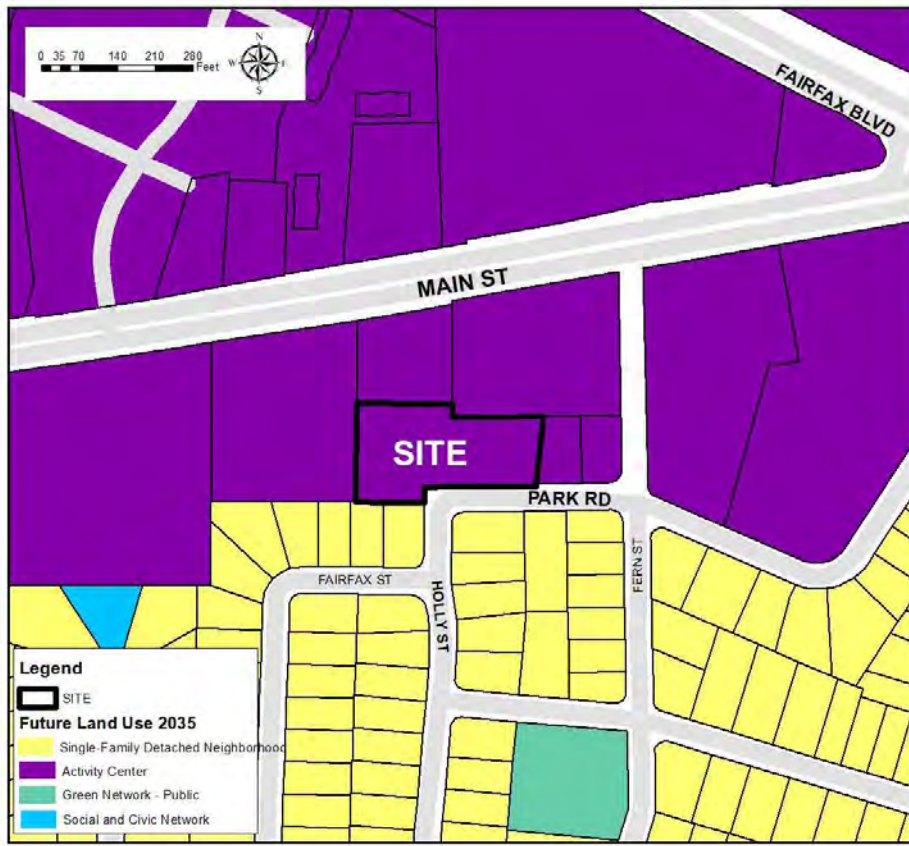
## **COMPREHENSIVE PLAN**

### **Land Use**

The Comprehensive Plan provides a general plan and communicates a vision for future land use and development in the city, while the Zoning Ordinance provides the regulatory mechanism to ensure the new development and changes in land use are consistent with the vision.

The subject property is designated as Activity Center Place Type on the Comprehensive Plan Future Land Use Map as indicated in Figure 3.





**Figure 3: Future Land Use**

The Activity Center Place Type, identified in purple on the Future Land Use Map, applies to locations in the City where pedestrian-oriented, mixed-use development is strongly encouraged. Uses should be integrated as a mix of commercial uses, multifamily housing, and townhouses, either in the same building (i.e., vertical mixed-use) or as a combination of single-use buildings featuring a range of complementary uses within the Activity Center (i.e., horizontal mixed-use) (2035 Comprehensive Plan, Pg. 32).

The Activity Center Place Type supports a density of a minimum FAR of 0.4; at least six townhouses or at least 12 multifamily dwelling units per acre; or any proportional combination of residential and commercial densities with building heights predominantly five stories or less, unless otherwise specified in an adopted Small Area Plan.

## **KAMP WASHINGTON SMALL AREA PLAN:**

The recently adopted Kamp Washington Small Area Plan encourages multi-modal links.

Where vehicular streets terminate at study center edge, such as Fern Street and Holly Street, encourage bicycle and pedestrian connections with pathways connecting to US-29. (Kamp Washington Small Area Plan, Pg 20)

The Kamp Washington Small Area Plan is divided into three-character areas. The subject site is within the Fern Street Triangle. The Fern Street Triangle is a new community node focused on public open spaces and neighborhood-serving retail. Fern Street will extend from Fairfax Boulevard across US-29 to create a better retail main street that will aid in connecting the community.

## **DEVELOPMENT PLAN**

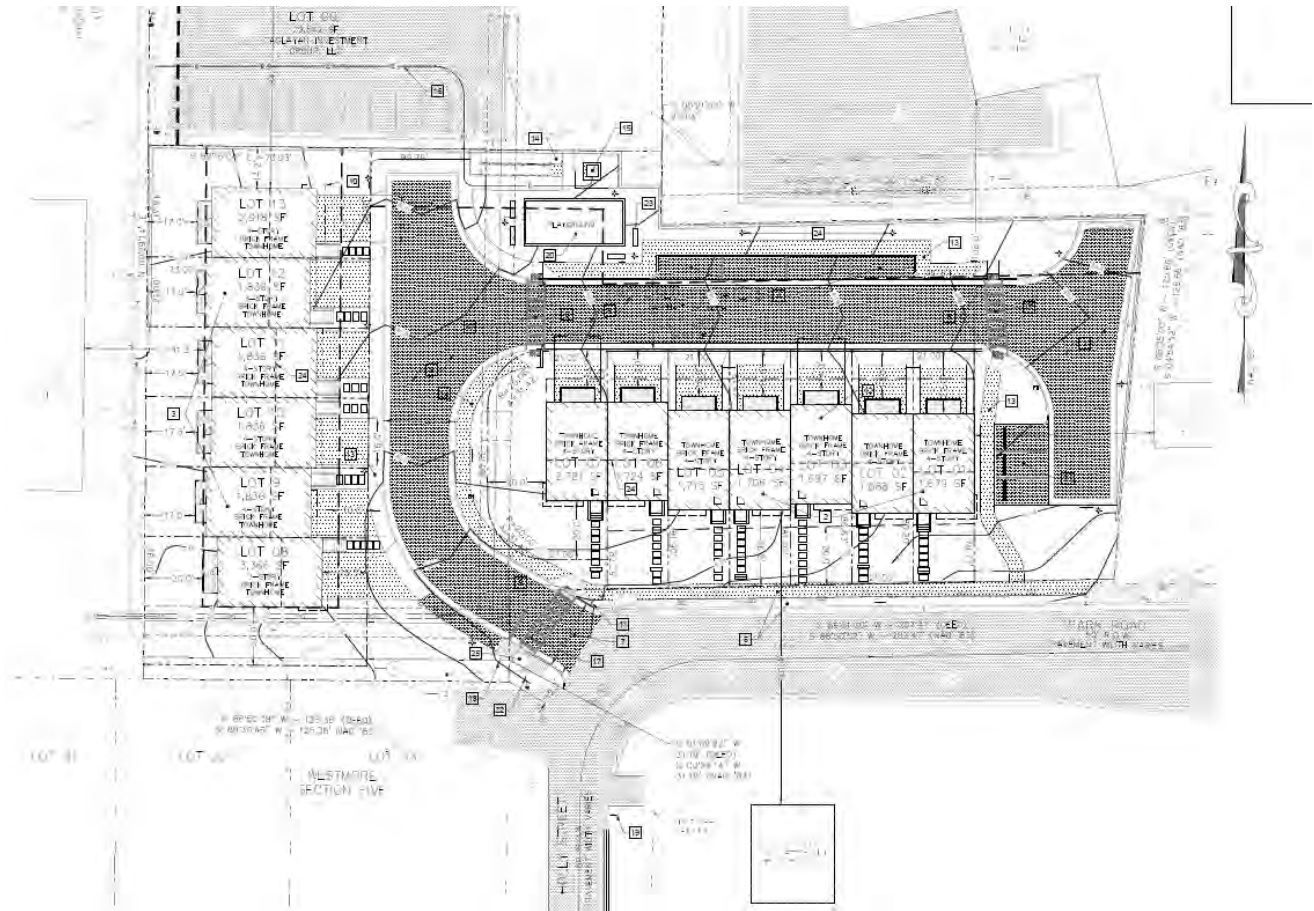


**Fig 4: Kamp Washington Small Area Plan**

## **PROPOSAL SUMMARY**

The applicant proposes to replace the existing low-rise office building on subject site with 13 townhouses. The concept plan shows 7 townhouses with frontage along Park Rd and 6 townhouses with frontage on a private street. All lots would have a 2-car garage. The plan also shows a playground and 7 visitor parking spaces. The applicant has proposed an ADA accessible ramp to provide non-vehicular connection to Main St via property to the north of the subject site.

Single Family attached dwellings are not a permitted use within the CR Commercial Retail zoning district. The applicant proposes a rezoning from CR Commercial Retail to RT Residential Townhouse district. RT Residential Townhouse district proposes a maximum density of 12 units/acre. The applicant is proposing a density of 11.21 units/acre.



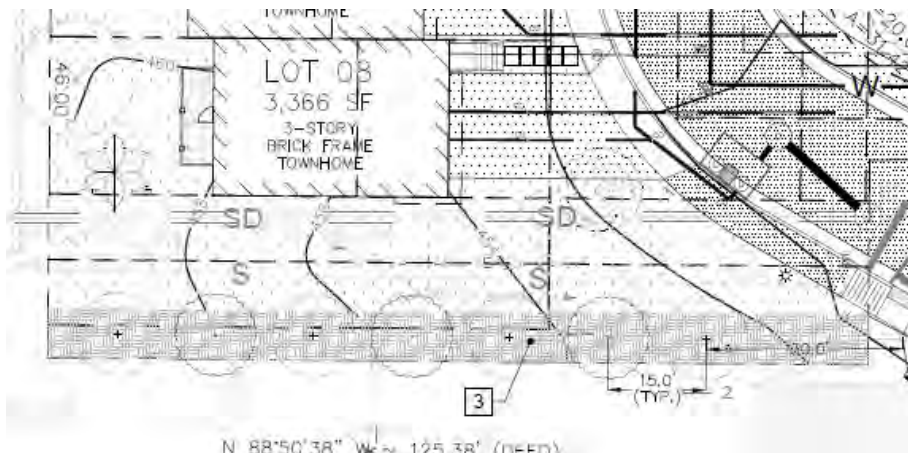
### **Site Development Standards:**

The proposal presents a design that would comply with the site development standards of the Zoning Ordinance.

- The proposal can have a maximum height of 45 feet; but when adjacent to RL, RM or RH district the height is restricted to 35 feet. Lot 8 is adjacent to a residential zoning district and therefore the height of the townhouse located on lot 8 shall be restricted to 35 feet. Height for the townhouse on lot 8 is restricted to 35 feet.
- The RT zoning district requires 10 feet front yard and 20 feet rear yard. Lot 1-13 provide minimum 10 feet front yard and minimum 20 feet rear yard.
- The RT zoning district requires 20 feet street side yard. Lot 7 provides minimum 20 feet side yard, Lot 1 does not meet this requirement, a Special Exception has been applied.
- The proposal can have a maximum 80 % lot coverage and the remainder 20% should be pervious. The application proposes 67.66% lot coverage and would meet this requirement.
- The proposal can have a minimum lot size of 1,500 sf. The application provides a minimum lot size of 1,679 sf and would meet the requirement.
- The proposal is required to provide minimum 18 feet lot width. The application provides 21 feet minimum lot width and would meet the requirement.
- The proposal can have a maximum building coverage of 60%. The application provides a maximum building coverage of 42.53% and would meet the requirement.
- Townhouses require 2 parking spaces per unit. All lots can have additional parking on their driveways. Seven community guest parking spaces are provided 4 along the rear property line and 3 to the east of lot 1.



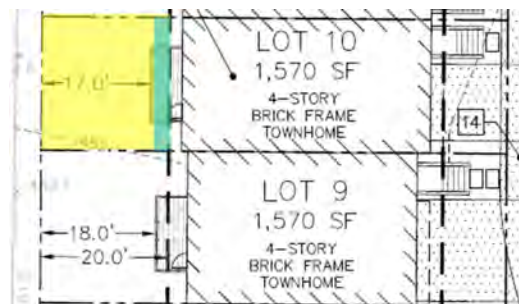
- Section 4.4.4. Sidewalks; Sidewalks shall be required on both sides of all arterial, collector and local streets. The application provides sidewalk along Park Rd and also along most of the private street, except along the driveways of Lots 1-7. Special Exception to the sidewalk requirement along a portion of the private road is requested.
- The proposal is required to meet the TY1 Transitional Yard requirements on the internal property lines abutting single family attached and detached uses. A TY1 Transitional Yard is provided along lot 8.
- The proposal is required to provide 15% tree canopy. The application proposes 15.31% tree canopy and would meet this requirement.
- Street trees are required along all streets at the rate of one canopy tree for every 40 linear feet and spaced a maximum of 50 feet apart along with a minimum ten-foot-wide landscaped strip. The application meets this requirement along Park Rd. A Special Exception to this requirement is requested along the private roads.



#### LANDSCAPE CONSERVATION PLAN KEYNOTES

- [3] 7.5-FT WIDE TY-1 LANDSCAPE TRANSITION YARD ALONG ADJACENT R-M ZONED LOTS  
 TOTAL LENGTH=125 LF  
 6-FT TALL OPAQUE WOOD SCREENING FENCE ALONG PROPERTY LINE  
 NO CANOPY TREES REQUIRED OR PROVIDED  
 4 UNDERSTORY TREES REQUIRED PER 100 LF  
 TOTAL UNDERSTORY TREES REQUIRED=5  
 TOTAL UNDERSTORY TREES PROVIDED=7

- It is noted that the Zoning Ordinance will restrict the encroachments of decks in the rear yard. As shown below the deck provided to a townhouse can only encroach 3 feet (shown in green) within the required 20 feet rear yard (shown in yellow).



## **LAND USE REQUESTS**

The applicant proposes the following land use requests:

### **Rezoning:**

Rezoning from CR Commercial Retail zoning district to RT Residential Townhouse district zoning district.

### **Special Exceptions, Pursuant to City Code Section 110-6.17:**

#### **1. Section 3.6.1 pertaining to setbacks**

Modify minimum side street yard.

The minimum side street yard is 20 feet, which shall be open and unobstructed above the general ground level of the graded lot. The applicant is requesting relief from the street side yard requirement for lot 1 from the private drive to provide 3 visitor parking spaces.

#### **2. Section 4.5.6.B pertaining to Street trees and 10-foot landscape strip along the private street.**

The applicant is requesting a special exception from this requirement due to site constraints. The applicant is providing all required street trees along Park Rd. The exception is to the private street on the site.

#### **3. Section 4.4.4 pertaining to Sidewalks.**

Sidewalks are required along all streets. The applicant is proposing a sidewalk along Park Rd and also along most of the private street, except along the driveways of Lots 1-7.

In addition to the special exception requests, the applicant would also be requesting the following actions by City Council:

- **Subdivision Ordinance Appeal**

Appeal to a determination of the Zoning Administrator to deny a variation or exception of Section 2.4.1.A.b of the Subdivision Ordinance.

Section 2.4.1.A of the Subdivision Ordinance reads:

Every lot shall have frontage either:

- a. On a public street which, once constructed and improved by the applicant will qualify for acceptance into the city's street system; or
- b. On a private street approved as part of a planned development.

The plan shows lots 1-7 fronting Park Rd but lots 8-13 front on a private street for which the interpretation is required.

The Zoning Administrator determined that private streets are permitted only in zoning districts designated as "Planned Development Districts" and is not authorized to grant variations or exceptions to the provision administratively.

- **Waivers from the Public Facilities Manual**

A waiver is requested for street width of the private street from the City of Fairfax Public Facilities Manual, including City of Fairfax standard detail 401.01 Typical Curb and Gutter Street Section. The required width for a residential street is 36 feet and the applicant is proposing 24 feet.

- **Major Certificate of Appropriateness, Pursuant to City Code Section 110-6.5.3.B**

The Board of Architectural Review (BAR) held a work session for a Certificate of Appropriateness for architecture and landscaping on March 1, 2023. The contemporary elevation design was welcomed but the board suggested variation in elevation of the units. The board thought brick elevations would enhance the neighborhood and had questions about light spillage, water retention, solar roofs and green roofing systems.

### **RECOMMENDATION**

Staff recommends the Planning Commission provide a recommendation for approval to the City Council of the request for a Zoning Map Amendment (rezoning).

### **ANALYSIS**

Staff analysis of the compliance of this proposal with the Comprehensive Plan, Small Area Plan, Zoning Ordinance and other City goals and policy is provided in Attachment 1.

### **ATTACHMENTS**

1. Analysis
2. Application
3. Summary of Zoning Districts
4. Statement of Justification
5. Proffers
6. General Development Plan
7. Traffic Impact Study
8. Fiscal Impact Analysis
9. Board of Architectural Review Package
10. Notifications
11. Motions
12. Ordinance



**PREPARED BY:**



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Supriya Chewle, AICP  
Planner II

09/07/2023

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DATE

**REVIEWED AND APPROVED:**



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Jason Sutphin  
Community Development Division Chief

09/07/2023

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DATE



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Brooke Hardin, AICP  
Director, Community Development & Planning

09/07/2023

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DATE

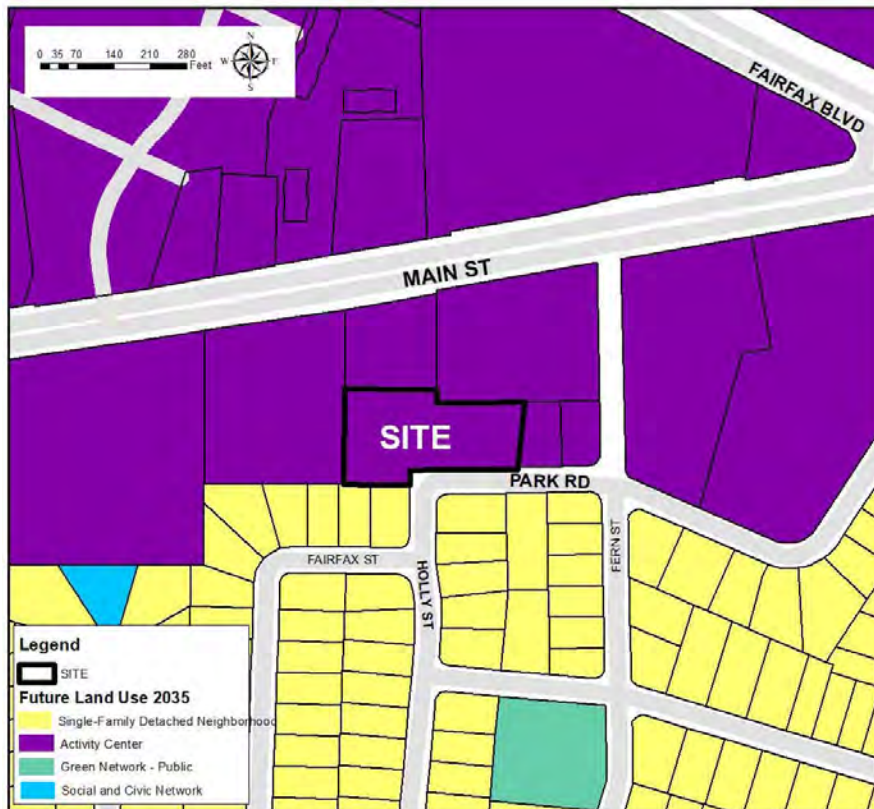
**ANALYSIS**  
**Zoning Map Amendment Z-22-00093**  
**Special Exceptions SE- 23-00133**

This attachment contains staff analysis on the submitted proposal for the redevelopment of 11006 Park Rd. It is divided into three primary sections:

- A. Comprehensive Plan: Analysis of the conformance of the application with the Comprehensive Plan and the Future Land Use Map.
- B. City Policy: Analysis of the conformance of the application with general requirements of the Zoning Ordinance and other City goals and policy.
- C. Procedural Requirements and Review Criteria: Analysis of conformance of the plan with specific citations from the Zoning Ordinance.

**PART A: CONSISTENCY WITH COMPREHENSIVE PLAN**

The subject property is designated as Activity Center Place Type on the Comprehensive Plan Future Land Use Map. The site is currently developed with a vacant 9,024 square foot office building. The Activity Center Place Type applies to locations in the city where pedestrian-oriented, mixed-use development is strongly encouraged. Mixed-use development is pedestrian-oriented development that allows multiple activities to take place by layering compatible land uses, public amenities, active streets accommodating multimodal transportation, and community serving commercial (City of Fairfax 2035 Comprehensive Plan, page 32). Figure 1 illustrates the Activity Center Place Type for the subject property:



**Figure 3: Future Land Use**

**Activity Center**

The Activity Center Place Type, identified in purple on the Future Land Use Map, applies to locations in the City where pedestrian-oriented, mixed-use development is strongly encouraged. (Mixed-use development is pedestrian-oriented development that allows multiple activities to take place by layering compatible land uses, public amenities, and active streets accommodating multimodal transportation, and community-serving commercial.) Uses should be integrated as a mix of commercial uses, multifamily housing, and townhouses, either in the same building (i.e., vertical mixed-use) or as a combination of single-use buildings featuring a range of complementary uses within the Activity Center (i.e., horizontal mixed-use).

Townhouse: Residential townhouses should only be considered to serve as a transitional use to existing development outside of the Activity Center (2035 Comprehensive Plan, Pg. 33).

**Residential Limitations:**

Any unified development application within an Activity Center that contains a residential component should have a density of no more than 48 dwelling units per acre. Such developments must offer benefits that support the vision of the Comprehensive Plan for the Activity Center. Such benefits should include the following:

1. A mix of uses within the development site;
2. Contributions toward a connected street grid;
3. Usable open space, and;
4. High quality design.

Should a unified development application fail to offer these benefits, that development may contain no more than 20 dwelling units per acre (2035 Comprehensive Plan, Pg. 34).

**Staff Analysis:**

*Staff recommends this development within the Activity Centers as it serves as a transitional use to the existing residential development as recommended by the Comprehensive Plan. The proposed development has a density of 11 dwelling units per acre which is less than as mentioned in the Residential Limitations within the Comprehensive Plan. Although the proposed development doesn't meet all the benefits listed above it contribute towards a connected street grid and provide through pedestrian connectivity along with high quality design and usable open space on site.*

The proposed applications are reviewed based on consistency with the Comprehensive Plan as a whole. Descriptions of specific Comprehensive Plan strategies and other language that influence the staff recommendations are provided below.

Housing: The 2035 Comprehensive Plan provides guidance to the types of housing choices that are necessary to meet the needs and demands of current and future residents. The Comprehensive Plan has identified a shortage of multifamily and condominiums. Although significant single-family development is not anticipated as the city is primarily built-out, potential redevelopment and infill housing that keep up with modern expectations and meet demand are encouraged, provided they comply with the Zoning Ordinance (Comprehensive Plan, Page 54). Therefore, the Comprehensive Plan encourages redevelopment and infill housing to meet the demand for underrepresented types of housing in the City's housing stock.

**Housing Goal 1**

Support a wide range of housing.

Outcome H1.1

Continued development of housing types that are underrepresented in the City's existing stock of housing units.

Staff Analysis:

*It is vital that a variety of high-quality, attractive housing choices continue to be available in the city to support differing needs and demands of residents. Housing needs and demands are reflective of the existing housing stock and fluctuating market trends, making them subject to change over time. Specific housing types are identified in the Land Use Strategies Section of the Comprehensive Plan. Current shortages could include multifamily rentals and condominiums, of which the majority of the City's stock was built in the 1960s, and townhouses, of which the city currently has a lower ratio than many surrounding communities in Fairfax County (Comprehensive Plan, pg. 54). According to the City of Fairfax Fact Book, townhouses make-up 13.5% (1,490 units) of the city's housing stock (City of Fairfax Fact Book, Figure 18: Housing Type – Existing and Approved, Page 18).*

Multimodal Transportation: The intent of the Multimodal Transportation Plan is to recommend strategies that will improve the operation and safety of the City's transportation system to achieve the larger community objectives for a vital, vibrant, and livable city (Comprehensive Plan, Page 66).

Multimodal Transportation Goal 2

Provide viable and attractive mobility choices.

Outcome MM2.1: Pedestrian safety is improved.

Action MM2.1.2 Ensure the pedestrian network is accessible to all and meets the requirements of the Americans with Disabilities Act (ADA).

Action MM2.1.4 Improve pedestrian crosswalks. Crosswalks should be provided across all legs of all intersections.

Action MM2.1.5 Expand the sidewalk network. Sidewalks should be provided with any significant street maintenance, rehabilitation, or reconstruction project and may be constructed independent of a street project.

Staff Analysis:

*The proposed development provides sidewalks along Park Rd and both sides of the private street except along the driveways of lots 1-7 and has also proposed an ADA accessible ramp to provide non-vehicular connection to Main St. via property to the north of the subject site. Although the applicant is requesting a special exception to the sidewalk requirement along the driveways of lots 1-7 these lots have sidewalk access along Park Rd. There is a good sidewalk network on site.*

**Goal 2 - Ensure availability of housing that is affordable.**

Outcome H2.1: Affordable housing units have been added to the City's housing stock through redevelopment and strategic investments.

Action H2.1.2 Provide regulatory and financial incentives to increase the supply of affordable housing, including amending the City's Zoning Ordinance to include an Affordable Dwelling Unit ordinance.

Staff Analysis:

*The proposed development is not subject to Section 3.9 (Affordable Dwelling Units) of the Zoning Ordinance, which states “the provision of affordable dwelling units shall apply to any site, or any portion thereof, at one location which is the subject of a complete Land Use Application submitted after the effective date of the city's Program, whenever such an application includes, upon approval, a total of 30 or more dwelling units.” The proposed development is requesting approval for 13 Townhouses.*

While the Comprehensive Plan advises the Activity Center’s development at a high level, Small Area Plans provide more specific guidance for each Activity Center, including the desired mix of uses, residential density, building density, design aesthetic, street locations, multimodal connections infrastructure improvements, parking, and open space. As each Small Area Plan is completed and adopted, its recommendations will supersede the pre-existing guidance in the 2035 Comprehensive Plan for its respective Activity Center” (City of Fairfax, <https://www.fairfaxva.gov/government/community-development-planning/planning/current-studies-projects-plans/small-area-plans>). The Kamp Washington Small Area Plan was adopted in 2022, which includes the subject site. For land use applications in an adopted Small Area Plan, specific recommendations on growth in each Activity Center will be determined by the guidance of the adopted Small Area Plan.

**PART B: CONSISTENCY WITH SMALL AREA PLAN**

The recently adopted Kamp Washington Small Area Plan encourages multi-modal links.

Where vehicular streets terminate at study center edge, such as Fern Street and Holly Street, encourage bicycle and pedestrian connections with pathways connecting to US-29. (Kamp Washington Small Area Plan, Pg 20)

The Kamp Washington Small Area Plan is divided into three-character areas. The subject site is within the Fern Street Triangle. The Fern Street Triangle is a new community node focused on public open spaces and neighborhood-serving retail. Fern Street will extend from Fairfax Boulevard across US-29 to create a better retail main street that will aid in connecting the community

**The Fern Street Triangle-South**

Creating new vital connections to the Kamp Washington core while building sensitive transitions to adjacent residential neighborhoods.

Establish New Parks and Greenspaces

- Encourage a new community open space activated by mixed-use buildings.
- Encourage a green buffer between new development and neighborhood that provides a setback between commercial and residential properties. Development along Park Road should incorporate a greenspace along the street edge.
- Encourage balconies, porches, stoops, and small lawns at future residential developments that engage parks and open space, with appropriately-scaled frontages facing Park Road. (Kamp Washington Small Area Plan, Pg 20)

Staff Analysis:

*The goal set for Fern Street Triangle-South is to build sensitive transitions to the adjacent residential neighborhoods. Staff believes the proposed development provides this transition between the retail along Main St and adjacent residential*

*neighborhood. The proposed development also has provided balconies, porches with appropriately scaled frontages along Park Rd.*



### Foster Multi-Modal Links

- Where vehicular streets terminate at study center edge, such as Fern Street and Holly Street, encourage bicycle and pedestrian connections with pathways connecting to US-29.
- Include pedestrian and cyclist-friendly design details, such as intersection bulb-outs, changes in pavement, and appropriate signaling.

### Staff Analysis:

*The proposed development meets this recommendation with its proposal of an ADA accessible ramp for non-vehicular connection to Main St. via property to the north of the subject site. The applicant will record among the land of records public ingress/egress and emergency access easements for all streets and sidewalks located on the subject site.*

### Transition to Single Family



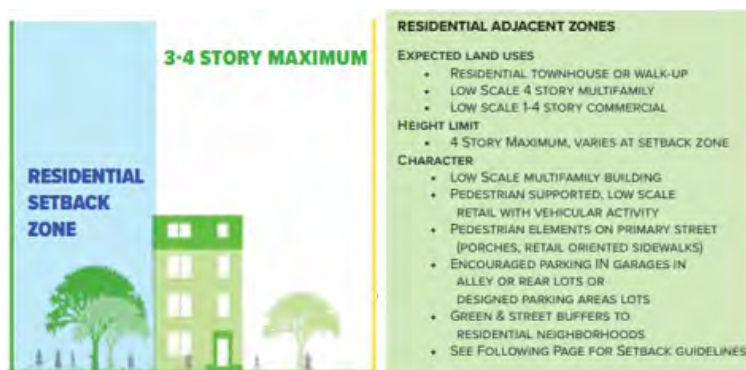
- Landscaped Buffer that preserves existing line of deciduous trees and incorporates sidewalks.
- Allow for low scale multifamily buildings with setbacks from Park Road to gradually transition building scale to the neighborhood. Plan recommends using topography to insert underground parking garages, as applicable, and place taller structures in areas away from Park Road, and where the terrain is lower. Retaining walls should be sensitively placed to have less of a visual impact.
- Consider architectural designs that sensitively mimic or are complimentary in scale, bulk, and facade treatment to residential neighborhood to the south. Refer to the City's Design Guidelines for further guidance. (Kamp Washington Small Area Plan, Pg 20)

neighborhood to the south. Refer to the City's Design Guidelines for further guidance. (Kamp Washington Small Area Plan, Pg 20)

### Staff Analysis:

*Staff believes the proposed development provides this transition between the retail along Main St and adjacent residential neighborhood to the south of the subject site. The architectural design incorporates elements and materials from the commercial to the north as well as materials and elements from the residential neighborhood to the south to be a transitional buffer between the two uses. The applicant is unable to preserve the existing line of deciduous trees either due to the current condition or due to post development ailment.*

### **Building Heights**



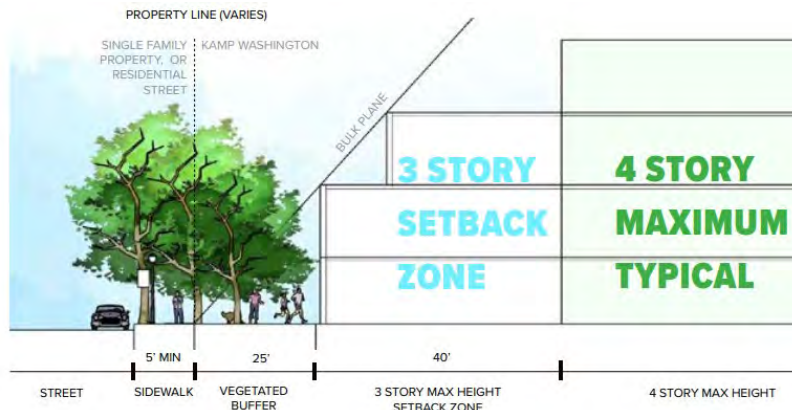
The goals of the Small Area Plan are to provide a transition from the nearby neighborhoods to the rest of the study area. The plan proposes areas near the existing single-family neighborhoods to be a

maximum of 4 stories in height. This allows a gradual taper from the 3-story maximum allowed in the neighborhoods now.

Staff Analysis:

*Staff believes the proposed development meets this recommendation as the proposed Townhouses are 3-4 stories in height.*

## Residential Setbacks



Where along a residential street (as in the top section), it is encouraged to provide a 5-foot minimum sidewalk, planting strip with street trees, and pedestrian scale lighting where none is existing. In the vegetation zone, the plan strongly encourages providing stormwater facilities and sustainability-oriented landscape uses, including rain

gardens, water catchment, and native vegetation. After the 25-foot vegetated setback, built structures are only allowed up to 3 stories for the first 40 feet. A bulk plane as is required in the zoning ordinance for shared property lines between commercial and residential properties, and is also recommended where parcels are adjacent to an existing residential street. This residential setback zone is intended to allow a harmonious transition to the typically 3 story maximum buildings in adjacent single-family zone.

Staff Analysis:

*The proposed development provides a 5 feet minimum side walk along Park Rd and a 25 feet vegetated buffer as recommended by the small area plan. The development proposes a 15 feet 3 story max height setback zone instead of 40 feet. Section 3.5.1.C.4 of the Zoning Ordinance restricts direct vehicular ingress and egress to a public street and Section 2.4.1.A.1 of the Subdivision Ordinance requires every lot to front a public street or a private street approved as part of a Planned development. Therefore, this development cannot move Lots 1-7 closer to the rear property line of the subject site. As the private road has to be north of Lots 1-7 the proposed development is unable to meet the 40 feet 3 story max height setback zone and the bulk plane. The applicant can move Lots 1-7 10 feet north which will increase the setback zone from 15 feet to 25 feet but all the lots will lose driveway parking spaces. The applicant has considered numerous design alternatives to meet all the code requirements. Staff believes the proposed development substantially meets the intent of the Small Area Plan.*

## **PART B: CITY POLICY**

This section is divided into the following subjects:

1. Scale
2. Circulation (including vehicular circulation, pedestrian circulation and parking)
3. Architecture and Landscaping
4. Stormwater Management

5. Dry Utilities
6. Open Space
7. Tree Coverage
8. Fiscal Impact

### **Scale**

**Density:** Residential uses are key to supporting new development in the Activity Centers, both of which are currently dominated by office space. New residential construction also provides diversification of residential product type since most of the City's existing residential inventory comprises older single-family homes and apartment complexes. Expanding residential choices to include new construction, including target market occupants, can help nurture a well-balanced sustainable community. Density is not prescribed on a parcel-by-parcel basis in the Kamp Washington Small Area Plan. However, the desired zoning district, RT Residential Townhouse has a maximum density requirement of 12 du/acre.

*Staff believes that the proposed residential density is consistent with the general guidance by the Comprehensive Plan and Kamp Washington Small Area Plan for new development and in keeping with the surrounding density.*

**Height:** The Comprehensive Plan within an Activity Center Place Type prescribes building height predominantly five stories or less. The Kamp Washington Small Area Plan recommends 3-4 story maximum height. The RT Residential Townhouse zoning district permits 4 stories or 45 feet maximum height. The current CR Commercial Zoning permits a height of 5 stories or 60 feet for a by-right use. The Kamp Washington Small Area Plan recommends 3 story max height setback zone and bulk plane to restrict height adjacent to existing residential neighborhood.

*The applicant meets the recommended height within an Activity Center Place Type and the RT Residential Townhouse Zoning District but does not meet the 3-story max height setback zone and the bulk plane recommendations of the Kamp Washington Small Area Plan. The applicant has considered all design alternatives to meet all the code requirements. Staff believes the proposed development substantially meets the intent of the small area plan.*

### **Circulation**

**Vehicular Network:** The applicant proposes a new private street from Park Rd in a north-south direction that connects to a new east-west private street with a turnaround provided for emergency vehicles.

Based on the average trip generation rates taken from the Institute of Transportation Engineers, **Trip Generation, 10th ed.**, the proposed 13 townhouses would generate a total of 58 daily trips. The subject site has a private two-way street. The private street would be 24 feet wide and maintained by a Homeowner's Association. The private street must be designated as a fire lane to be accepted as meeting the access requirement. The proposed 13 townhouses would generate 24 fewer trips daily than the existing office building if it was occupied.

Table 6-1  
Park Road Property  
Site Trip Generation (1)

Scenario	Proposed Land Use	ITE Land Use	Setting/Location	Land Use Code	Amount	Units	Weekday AM Peak Hour			Weekday PM Peak Hour			Weekday Average Daily Trips
							In	Out	Total	In	Out	Total	
Existing Development	Commercial	Small Office Building	General Urban/Suburban	712	5,030	GSF	8	2	10	4	9	13	82
Proposed Development	Townhomes	Multifamily Housing (Low-Rise)	General Urban/Suburban	220	13	DU	2	5	7	6	4	10	58
Proposed Development vs Existing Development							(6)	3	(3)	2	(5)	(3)	(24)

Note(s):

(1) Trip generation based on the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition.

**Pedestrian Network:** The proposed development provides a 5-foot sidewalk on Park Rd and sidewalks on both sides of the private road except along the driveways of Lots 1-7. It also proposes an ADA accessible ramp to provide non-vehicular connection to Main St. via property to the north of the subject site.

*Staff Analysis:*

*Due to the layout of the proposed development and the proposed trips generated, staff believes there would be minimal impact to the vehicular traffic. Although the applicant is requesting a special exception to the sidewalk requirement along the driveways of lots 1-7 these lots have sidewalk access along Park Rd. There is a good sidewalk network on site.*

**Parking:** The proposed development proposes a two-parking car garage for all 13 Townhouses and additional parking capabilities on the driveways. The development also proposes 7 visitor parking spaces.

*Staff Analysis:*

*Staff believes the parking provided on the plan is consistent with Section 4.2 (Off-Street Parking and Loading) Zoning Ordinance.*

**Architecture and Landscaping:**

The architecture of the townhouses has contemporary style, Material of the proposed townhomes would be a mixture of brick, brick soldier coursing, metal coping, standing seam metal roofing, metal railings, metal canopies, metal downspouts, hardie smooth plank lap siding, Andersen vinyl window system, overhead garage door, and exterior building lighting. Pole lighting is seen on the site plan sheet and includes an American Revolution Deluxe Full Cutoff LED.

*Staff Analysis:*

*Staff believes that the proposed building design is consistent with the City's character and compatible with the surrounding area. The architecture would be reviewed by the Board of Architectural Review and City Council during their public hearings on Certificate of Appropriateness.*

Section 4.5.6.B of the Zoning Ordinance requires a minimum of 10 feet wide landscaped strip and street trees along all streets. The plan shows street trees along Park Rd spaced every 40 lf and spaced a maximum of 50 feet part and a 10 feet wide landscape strip provided along West Dr. The applicant is unable to meet the above requirements along the private drive and has applied for a special exception.

A transition yard would be provided along all sides adjacent to properties zoned RH, Residential High zoning District. The transition yard would have a six foot fence and understory trees,

complying with the code requirements. The pocket park and the transition yard would be maintained by a Homeowner's Association. The development will also provide a 25 feet vegetated buffer along the frontage.

*The site design of the houses, the street trees and the vegetated buffer would improve the appearance of the street.*

### **Stormwater Management:**

Even though stormwater management typically is not fully designed until administrative site plan review, the General Development Plan will be subject to the requirements of the state code and the City's stormwater management regulations.

#### Staff Analysis:

*Staff recommends that the applicant provide a complete sanitary sewer capacity study at the site plan review along with any easements necessary.*

### **Utilities:**

Section 4.11 of the Zoning Ordinance requires all on-site above-ground utilities to be relocated underground for any development that will require site plan approval.

#### Staff Analysis:

*The applicant proposes undergrounding all utilities on site. The applicant proposes moving a guy wire for a utility pole located at the intersection of Park Rd and Holly St with conformance with Dominion Power to accommodate the sidewalk ADA ramp.*

### **Parks and Open Space:**

A small private park has been designed within the development for the use of the residents of this development. The applicant is committing to provide to Parks and Recreation impacts funding of \$378 per dwelling unit. The proposal can have a maximum 80 % lot coverage and the remainder 20% should be pervious. The application proposes 67.66% lot coverage and 32.34% pervious surfaces.

#### Staff Analysis:

*Staff believes that the proposed development meets all the Parks and Open Space requirements.*

### **Tree Coverage:**

The proposal is required to provide 15% tree canopy. The application proposed 15.31% tree canopy. The Urban Forester has reviewed the site and does not recommend any trees for preservation.

#### Staff Analysis:

*The applicant has proposed a landscape plan with 46 trees, shrubs and groundcovers, perennials, and grasses.*

### **Fiscal Impact:**

Staff estimates that this proposal would bring a net fiscal benefit of between \$20,000 and \$51,000 annually.

## **PART B: PROCEDURAL REQUIREMENTS AND REVIEW CRITERIA**

Following is an analysis of citations from the Zoning Ordinance related to procedural requirements and review criteria derived from the proposed rezoning request.

§6.4.9. Rezoning Review approval considerations

In determining whether to approve or disapprove a proposed rezoning to any district other than a rezoning requesting a planned development district, the planning commission and city council shall consider any proffers and the following:

- A. Substantial conformance with the comprehensive plan;

Staff Analysis:

*Staff believes the requested rezoning is in substantial conformance with the comprehensive plan. The future land use for the subject property is Activity Center Place Type supports a density of a minimum FAR of 0.4; at least six townhouses or at least 12 multifamily dwelling units per acre. The applicant is requesting 13 townhouses on 1.165 acres.*

- B. Any greater benefits the proposed planned development provides to the city than would a development carried out in accordance with the general zoning district regulations;

Staff Analysis:

*The subject site is currently vacant and the architecture of the houses and the street trees would improve the appearance of the street.*

- C. Suitability of the subject property for the development and uses permitted by the general zoning district regulations versus the proposed district;

Staff Analysis:

*The site is currently zoned CR, Commercial Retail which does not allow for townhouses. The Kamp Washington Small Area Plan recommends a transitional use on the subject site. The proposed RT Residential Townhouse zoning district allows development of townhouses which is considered a transitional use between the existing residential development and commercial uses to the north. The proposed use would be consistent with the current surrounding use.*

- D. Adequacy of existing or proposed public facilities such as public transportation facilities, public safety facilities, public school facilities, and public parks;

Staff Analysis:

*Due to the size of the proposed development and the proposed trips generated, staff believes there would be minimal impact to the public transportation. The applicant is committing to contribute to the Parks and Recreation impacts funding of \$378 per dwelling unit. A development with 13 townhouses is estimated to add three students to the school system which would not burden the facility and City Schools did not recommend a contribution.*

- E. Adequacy of existing and proposed public utility infrastructure;

Staff Analysis:

*This application has been reviewed by the appropriate departments within the City for impacts to public utility infrastructure. Any areas of concern have been addressed through plan modifications or are discussed in the appropriate section of this Analysis.*



F. Compatibility of the proposed development with adjacent and nearby communities;

Staff Analysis:

*As discussed above, the proposed use is complimentary to other uses within the block. The proposed use is also consistent with existing uses.*

G. Consistency with the stated purpose of the proposed district.

Staff Analysis:

*The proposed development meets the purpose statement for the RT, Residential Townhouse zoning district which allows 12 units per acre, the applicant is requesting 13 units on 1.165 acres.*

Z-22-00093

Application No. \_\_\_\_\_

**CITY OF FAIRFAX  
ZONING MAP AMENDMENT, PROFFER AMENDMENT,  
OR MASTER DEVELOPMENT PLAN AMENDMENT APPLICATION**

I/We CAGLAYAN Investment by Keith C. Martin Agent  
 (Name of applicant) (Authorized agent's name and relationship to applicant)  
 a corporation / general partnership / limited partnership / sole proprietorship/individual (circle one) which  
 is the  
 property owner / contract purchaser / lessee (circle one)  
 of Lots 135, 136, 137A, 138, Block \_\_\_\_\_, Section \_\_\_\_\_ of the  
 Subdivision containing 50,778 (Sq. Ft.) on the premises known as  
11065, 11085, 11004, 11006 Park Rd requests that the property currently zoned CR be  
 rezoned to RM, RT. This property is recorded in the land records of Fairfax County in the name of  
 \_\_\_\_\_ in Deed Book 25288, Page 1992.  
 (Name and address of subject property)

I certify that I have read and understand my application to comply with Zoning Ordinance Section 6.2.3.C  
 Application Requirements, which states:

1. An application shall be sufficient for processing when it contains all of the information necessary to decide whether or not the development as proposed will comply with the applicable requirements of this chapter.
2. The burden of demonstrating that an application complies with applicable review and approval criteria is on the applicant. The burden is not on the city or other parties to show that the standards or criteria have not been met.
3. Each application is unique and, therefore, more or less information may be required according to the needs of the particular case. Information needs tend to vary substantially from application to application and to change over time as result of code amendments and review procedure changes. Staff has the flexibility to specify submission requirements for each application and to waive requirements that are irrelevant to specific situations. The applicant shall rely on the review official as to whether more or less information should be submitted."

\_\_\_\_\_  
 (Signature of applicant or authorized agent)

Agent  
 (Title or relationship)

Address 10777 Spring Hill Rd McLean, VA 22102 Phone 703 309-1419

Email KCMARTIN@AOL.COM

STATE OF VIRGINIA to-wit:

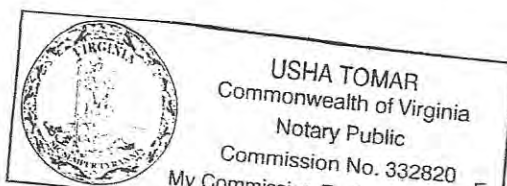
I, the undersigned, a Notary Public in and for the State aforesaid, whose commission as such will expire on  
 the 30th day of April, 2024 do hereby certify that this day personally appeared before  
 me in the State aforesaid Keith C. Martin Agent  
 (Name) (Title)

whose name(s) is (are) signed to the foregoing and hereunto annexed agreement bearing date of the 21st day  
 of January, 2022, and acknowledged the same before me.

GIVEN under my hand and seal this 21st day of

January, 2022  
Usha Tomar  
 Notary Public

Registration # 332820



**THE FOLLOWING MUST BE COMPLETED BY THE PROPERTY OWNER**

I/We Caglayan investment group by Emre zirekoglu hereby certify that the applicant named above has the authority vested by me to make this application.

Emre zirekoglu

Emre zirekoglu (Jan 12, 2022 10:41 EST)

(Signature of owner or authorized agent)  
Address 42713. latrobe st Chantilly VA 20152

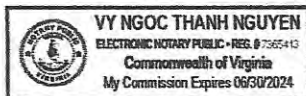
(Title or relationship)  
Phone: 571-594-6353

**STATE OF VIRGINIA to-wit:**

I, the undersigned, a Notary Public in and for the State aforesaid, whose commission as such will expire on the 30 day of JUNE, 2024, do hereby certify that this day personally appeared before me in the State aforesaid VY NGOC THANH NGUYEN Notary Public of Virginia  
(Name) (Title)  
whose name(s) is (are) signed to the foregoing and hereunto annexed agreement bearing date of the 12 day of January, 2022, and acknowledged the same before me.

GIVEN under my hand and seal this 12 day of January, 2022.

SEAL



VH / 7365413  
Notary Public Registration #

**FOR OFFICE USE ONLY**

Proposal filed: \_\_\_\_\_ Received by: \_\_\_\_\_  
Fee Paid: \_\_\_\_\_ Receipt No. \_\_\_\_\_  
Previous Cases: \_\_\_\_\_  
Current status of business license and fees: \_\_\_\_\_  
Treasurer: \_\_\_\_\_  
Commissioner of Revenue: \_\_\_\_\_

**AFFIDAVIT  
CITY OF FAIRFAX**

I, CAGLAYAN Investment Group, by Keith C. Martin do hereby make oath or affirmation that  
(Name of applicant or agent)

I am an applicant in Application Number \_\_\_\_\_ and that to the best of my knowledge and belief, the following information is true:

1. (a) That the following is a list of names and addresses of all applicants, title owners, contract purchasers, and lessees of the property described in the application, and if any of the foregoing is a trustee, each beneficiary having an interest in such land, and all attorneys, real estate brokers, architects, engineers, planners, surveyors, and all other agents who have acted on behalf of any of the foregoing with respect to the application (attach additional pages if necessary):

Name	Address	Relationship
CAGLAYAN Investment Group	32713 LATROSE ST CHARLIE, VA 20152	owner / applicant
LAW OFFICE OF KEITH C. MARTIN PLLC	1013 Spring Hill Rd McLean, VA 22102	Attorney

(b) That the following is a list of the stockholders of all corporations of the foregoing who own ten (10) percent or more of any class of stock issued by said corporation, and where such corporation has ten (10) or less stockholders, a listing of all the stockholders (attach additional pages if necessary):

Corporation Name: Caglayan Investment Group

Name	Address	Relationship
Emre Zirekoğlu	32713 LATROSE ST CHARLIE, VA 20152	Shareholder
ERTAN YILMAZ	" " " " " "	"

(c) That the following is a list of all partners, both general and limited, in any partnership of the foregoing (attach additional pages if necessary):

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

Name	Address	Relationship

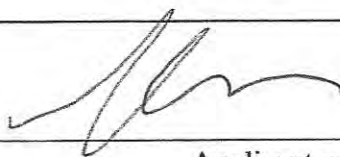
2. That neither the Mayor nor any member of the City Council, Planning Commission, BZA, or BAR has any interest in the outcome of the decision. EXCEPT AS FOLLOWS: (If none, so state).

NONE

3. That within five (5) years prior to the filing of this application, neither the Mayor nor any member of the City Council, Mayor, Planning Commission, BZA, or BAR or any member of his or her immediate household and family, either directly or by way of a corporation or a partnership in which anyone of them is an officer, director, employee, agent, attorney, or investor has received any gift or political contribution in excess of \$100 from any person or entity listed in paragraph one. EXCEPT AS FOLLOWS: (If none, so state).

NONE

WITNESS the following signature: \_\_\_\_\_



Applicant or Agent

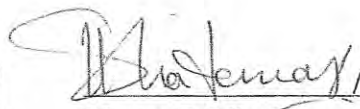
ALL APPLICANTS MUST SIGN AND HAVE THEIR SIGNATURES NOTARIZED.

The above affidavit was subscribed and confirmed by oath or affirmation before me on this 21<sup>st</sup> day of January, 2022, in the State of VIRGINIA

My commission expires: 04/30/2024



USHA TOMAR  
Commonwealth of Virginia  
Notary Public  
Commission No. 332820  
My Commission Expires 04/30/2024

  
Notary Public

332820  
Registration #

Attachment

Law Office of Keith C. Martin PLLC 1077 Spring Hill Rd McLean, VA 22102 Attorney

Keith C. Martin Managing Member



## EQUITABLE OWNERSHIP DISCLOSURE STATEMENT

### I. GENERAL DISCLOSURE REQUIREMENTS

In accordance with § 6.2.3.B of the Zoning Ordinance, any application for a change in zoning shall include as part of the application a statement on a form provided by the zoning administrator providing complete disclosure of the legal and equitable ownership in any real estate to be affected by the requested change in zoning.

In the case of corporate ownership of real estate, the disclosure shall include the names of stockholders, officers and directors and in any case the names and addresses of all the real parties in interest; provided, however, that the requirement of listing the names of stockholders, officers and directors shall not apply to a corporation whose stock is traded on a national or local stock exchange and having more than 500 shareholders. Such disclosure shall be sworn to under oath before a notary public or other official before whom oaths may be taken.

### II. IDENTIFICATION OF REAL PROPERTY AFFECTED

Map Number	Parcel Number	Street Address	Current Owner of Record
11065	11085	Lee Hwy	CARLAYAN Investment Group
11004	11006	Park Rd	

### III. DESCRIPTION OF CHANGE IN ZONING REQUESTED

Completely describe the action being requested, attach narrative if desired.

Rezone from CR to RT for 13 townhouses

### IV. SPECIFIC EQUITABLE OWNERSHIP DISCLOSURE

The following individuals have legal and equitable ownership in the real estate to be affected by the requested change in zoning. (Include name, address and telephone number)

EMRE ZIREKOGLU	32713 Latrose St	703 309-1410
	Chantilly, VA 20152	
ERHAN TURK	" "	" "

THE DISCLOSURE MADE ON THIS FORM IS IN ACCORDANCE WITH § 110-5 (D) OF THE CODE OF THE CITY OF FAIRFAX MUST BE SWORN UNDER OATH BEFORE A NOTARY PUBLIC OR OTHER OFFICER BEFORE WHOM OATHS MAY BE TAKEN. ALL APPLICANTS MUST SIGN AND HAVE THEIR SIGNATURE NOTARIZED. ATTACH A SEPARATE SHEET IF NECESSARY.

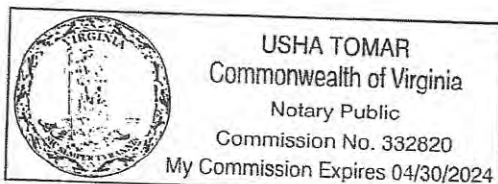
I hereby swear to the best of my knowledge that the information provided in this statement is true and complete.

Signature

Subscribed and sworn before me this 21<sup>st</sup> day of January, 2022  
My commission expires: 04/30/2024

Notary Public

Registration #





## SUMMARY OF ZONING DISTRICTS AND OVERLAYS

**GENERAL ZONING DISTRICTS:** Unless within a planned development district, each property in the City belongs to one of the following zoning districts, which spells out permitted uses and types of development for all parcels within each district, as summarized below:

**RL, RM & RH RESIDENTIAL DISTRICTS:** Permits single-family detached housing and select types of supportive, complementary uses that create quiet and comfortable neighborhoods. Development must be consistent with the character of a residential neighborhood and fit within certain parameters, including:

- **RL RESIDENTIAL LOW:** 20,000 minimum lot size and 40' front setback from the street;
- **RM RESIDENTIAL MEDIUM:** 7,500 minimum lot size and 25' front setback from the street;
- **RH RESIDENTIAL HIGH:** 6,000 minimum lot size and 20' front setback from the street.

**RT & RT-6 TOWNHOUSE DISTRICTS:** Provides townhouses in both districts, as well as duplexes, single-family attached, and single-family detached housing in the RT district.

- **RT-6:** Limited to 6 units per acre;
- **RT:** Limited to 12 units per acre.

**RMF MULTIFAMILY DISTRICT:** Provides for multifamily housing as well as townhouses, duplexes, single-family attached, and single-family detached housing. Buildings may be no taller than 3 stories and 35' or 4 stories and 45' (where not adjacent to a single-family detached district) with a density limited to 20 units per acre. Permitted uses also include nursing homes, assisted living facilities, congregate living facilities and select directly related, complementary uses.

**CL COMMERCIAL LIMITED DISTRICT:** Provides for limited, low intensity office development as a transitional use between residential and commercial areas with buildings limited to 3 stories and 35' in height that may not exceed 17,500 sq. ft. in floor area.

**CO COMMERCIAL OFFICE DISTRICT:** Provides for offices for business, governmental and professional uses, and uses accessory or complementary thereto. Buildings may be up to 5 stories and 60'.

**CR COMMERCIAL RETAIL DISTRICT:** Provides for office and general business and retail establishments, and uses accessory or complementary thereto. Buildings may be up to 5 stories and 60'.

**CU COMMERCIAL URBAN DISTRICT:** Provides an urban, mixed use development option for appropriate parts of the downtown area and sites in the general vicinity of the three key Fairfax Boulevard intersections: Main Street, Chain Bridge Road, and Old Lee Highway, or as may be more precisely specified by a current or future adopted plan. Buildings may be up to 5 stories and 60'.

**CG COMMERCIAL GENERAL DISTRICT:** Provides areas for office, general retail, automobile-related uses, and uses accessory or complementary thereto. Buildings may be up to 5 stories and 60'.

**IL INDUSTRIAL LIGHT DISTRICT:** Provides areas for light industrial uses. Buildings may be up to 3 stories and 35'.

**IH INDUSTRIAL HEAVY DISTRICT:** Provides areas for general industrial uses. Building may be up to 6 stories and 60'.

**PLANNED DEVELOPMENT DISTRICTS AND ZONING OVERLAYS:** Some properties are included in planned development districts and/or are governed by regulations that exceed that of the underlying general zoning district through overlays and other development standards. These are summarized below:

**PD-R, PD-M, PD-C & PD-I PLANNED DEVELOPMENT DISTRICTS:** Provides for coordinated developments and communities with appropriate boundary transitional yards and recreation and open space. The districts provide additional flexibility not available in general zoning districts and allows for innovations and special features in site development that make the community better.

- **PD-R PLANNED DEVELOPMENT RESIDENTIAL:** Allows for permitted/special uses in the R districts;
- **PD-M PLANNED DEVELOPMENT MIXED USE:** Allows for permitted/special uses in the R and C districts;
- **PD-C PLANNED DEVELOPMENT COMMERCIAL:** Allows for permitted/special uses in the C districts;
- **PD-I PLANNED DEVELOPMENT INDUSTRIAL:** Allows for permitted/special uses in the CG, IL, and IH districts.

**HISTORIC OVERLAY DISTRICTS:** Provide additional protection to areas of historic interest in the City in order to ensure that development or building modifications do not alter or diminish the historic quality of the district:

- **OLD TOWN FAIRFAX HISTORIC DISTRICT:** Encourages a compatible mixture of residential, retail and office uses within the district.
- **FAIRFAX PUBLIC SCHOOL HISTORIC DISTRICT:** Includes the property containing the Fairfax Museum & Visitor Center; the district controls uses and structures built on the property.
- **BLenheim HISTORIC DISTRICT:** Includes the property at Historic Blenheim; the district preserves Blenheim mansion and controls uses and structures built on the property.

**OLD TOWN FAIRFAX TRANSITION OVERLAY DISTRICT:** Established to encourage a compatible mixture of residential, retail and office uses in areas close to the Old Town Fairfax Historic District. New development must complement the scale, siting and design of the Historic District.

**ARCHITECTURAL CONTROL OVERLAY DISTRICT:** Includes all land in the city which is located outside of an historic district and zoned and used for anything other than a single-family detached residence. This district seeks to encourage the construction of attractive buildings, to protect and promote the general welfare and to prevent deterioration of the appearance of the city, to make the city more attractive for the development of business and industry, and to protect land values.

**RESOURCE PROTECTION AREA (RPA):** Includes land within 100 feet of water bodies that have perennial flow, as well as other natural features such as wetlands and intermittent streams. The RPA seeks to protect these waters from significant degradation due to land disturbances.

**RESOURCE MANAGEMENT AREA (RMA):** Includes all land in the City that is not part of an RPA. Land disturbances in the RMA can have cause water quality degradation and diminish the functionality of RPA lands. Together, the RMA and RPA form the Chesapeake Bay Preservation Area, which encompasses all of the City.

**100-YEAR FLOODPLAIN:** Includes land subject to inundation by the “100-year flood” as on FEMA flood maps (a flood that has a 1% chance of occurring each year).

**THE LAW OFFICE OF KEITH C. MARTIN PLLC**

Phone: (703) 309-1419  
Email: kcmartinlaw@gmail.com  
Website: kcmartinlaw.com

1077 SPRING HILL ROAD  
MCLEAN, Virginia 22102

April 20, 2023

**To: SUPRIYA CHEWLE**  
Planning and Zoning  
City of Fairfax

**Re: 11065 and 11085 Lee Hwy and 11004 and 11006 Park Road Rezoning CR to RT**

**Dear Ms. Chewle:**

The Applicant, Caglayan Investment Group proposes an attractive enclave of 13 three story townhomes with a combination of 1 and 2 car garages on 1.18 acres north of the intersection of Holly Street and Park Road. **Eleven of the townhomes will have 2-car garages and two townhouses will have 1-car garages.** Two additional parking spaces shall be provided in the common area reserved specifically for lots with 1-car garages to satisfy the off-street parking requirements. An additional three guest parking spaces will also be provided in the common area.

This proposal is consistent with the City's Future Land Use Plan which recommends townhouses. The 13 townhouses propose a density of 11.21 units per acre which is below the permitted density of 12 units per acre in the RT District. The proposed development plan meets all the requirements of the RT District as to : use, density, minimum site area, minimum lot area, required yards ( with one exception), minimum lot width, maximum building height height, lot coverage, off-street parking and transitional yard requirements.

**Section 6.4.9 Approval Considerations**

**A. Substantial conformance with the Comprehensive Plan:**

The proposal is consistent with the Comprehensive Plan which calls for townhouses. Furthermore, the recently adopted Kamp Washington Special Area Plan proposes the property to be rezoned as RT with townhouses. The RT District is compatible with townhouse recommendations at 12 units per acre.

**B. Any greater benefits the proposed rezoning provides to the City than would a development carried out in accordance with the current zoning district (Sec. 3.2), and otherwise applicable requirements of this chapter: The proposed rezoning provides greater benefits to the City than a retail development under the CR District. The property is located along**

Park Rd with single family residential development (**R-M zone**) along adjacent Park Rd frontage to the east and south. There is existing commercial development to the west and north of the property, but access to these lots is off Lee Highway to the north. Providing townhome development will provide a smooth transition from single family development to commercial development and create a homogeneous frontage of residential development along the Park Rd frontage.

- C. Suitability of the subject property for the development and uses permitted by the current versus the proposed district:

The subject property is better suited for the proposed zoning in lieu of the existing zoning because it enables an attractive urban neighborhood as an alternative to retail abutting surrounding residential neighborhoods.

- D. Adequacy of existing or proposed public facilities such as public transportation facilities, public safety facilities, public school facilities, and public parks:

Because the overall scale of the project is relatively small (13 townhouses) the impacts on existing public transportation facilities, public safety facilities, public school facilities, and public parks are negligible.

- E. Adequacy of existing and proposed public utility infrastructure:

The existing water, sanitary sewer and storm sewer infrastructure have adequate capacity to support the proposed development. See sanitary sewer analysis on sheet 008 and adequate outfall analysis on sheet 015. The development will have a negligible impact on traffic along Park Rd per the approved TIS study prepared by Wells and Associates.

- F. Compatibility of the proposed development with adjacent and nearby communities:

The proposed development is compatible with existing adjacent residential developments to the east and south as it provides additional single family residential lots. The development creates a smooth transition from single family detached developments to existing commercial developments to the west and north by increasing residential density in between the two uses.

- G. Consistency with the stated purpose of the proposed district:

The purpose of the RT District is to “provide areas for townhouse residences”. This is exactly what the development proposes.

The Applicant requests the following Special Exceptions: 1) to waive the requirement to provide a 10 foot landscape strip along both sides of the private street. 2) Reduction of the minimum side yard for Lot 01 with exception to provide more than 4 parking spaces in the rear yard setback and 3) **exception for not providing a sidewalk along the frontage of Lots 01-07**. It is submitted that the Special Exception request meets the criteria set forth in Section 6.17.7 as follows:

- A. Ensure the same general level of land use compatibility as the otherwise applicable standards. The proposed rezoning shall be RT and the development proposes 13 townhomes which is a consistent use with the proposed rezoning. Furthermore, the recently adopted Kamp Washington Special Area Plan proposes the property to be rezoned as RT with townhomes. All other landscaping requirements are being met by the development and the partial exclusion of the landscape strip along the private street will still allow the same general level of land use compatibility.

- B. Not materially and adversely affect adjacent land uses and the physical character of uses in the immediate vicinity of the proposed development because of inadequate transitioning, screening, setbacks and other land use considerations. The property is surrounded on three sides by four CR zoned lots. The proposed private street is internal to the lot and only runs along the northern property line. The required 10 ft. landscape strip is provided along the northern side of the private street and provides screening between the the subject property and the adjacent CR lots. The eastern, southern, and western sides of the private street front the proposed townhome lots and do not materially or adversely affect these land uses.**
- C. Be generally consistent with the purposes and intent of this chapter and the comprehensive plan. The comprehensive plan and Kamp Washington Small Area Plan both propose the property to be rezoned RT with attached townhomes. The proposed development will perfectly meet the goals of both plans. The partial exclusion of the landscape strip along the private street will not impact the purposes and intent of the comprehensive plan.**
- D. Be based on the physical constraints and land uses specifics, rather than on economic hardship of the applicant. The request for a special exception from the requirement to provide a 10 ft. landscape strip along both sides of the proposed private street is not based on economic hardship of the applicant. The relief is requested due to the physical constraints of the site when considering all the development requirements of the Zoning Ordinance and PFM. The minimum lot size requirement of 1,500 SF and required 10 ft. landscape strip along Park Road prevent the applicant from providing the 10 ft. landscape strip along the southern side of the proposed private street. It was assumed that the City would prefer the 10 ft landscape strip e provided along Park Road rather than the internal private street if only one could be provided. The minimum lot area 1,500 SF and the need to provide an adequate emergency vehicle turn-around along the eastern property line limit the space along the eastern and western side of the private street to provide the 10 ft. landscape strip.**

**The Applicant also requests a Special Exception to waive the required minimum 20 ft. side yard setback for lot 01 to provide 3 visitor parking spaces and a concrete sidewalk to provide a path for pedestrian traffic through to Park Road. This is being done at the recommendation of City staff members, Supriya Chewle and Jason Sutphin.**

**The Applicant requests a PFM waiver to allow the proposed private street width to be 24 feet in lieu of the required 30 feet width.**

**The Applicant hereby appeals the determination by the Zoning Administrator, Michelle Coleman, that private streets are not allowed in the RT District.**

*Keith Martin*

Keith C. Martin



## PROFFERS

## PARK ROAD TOWNHOUSES

## Zoning Map Amendment Z-22-00093

August 25, 2023

## A. General

1. Development Plan. The property identified on the City of Fairfax (the "City") Tax Map as Parcels 37-1-02-135, 57-1-02-136, 57-1-02-137A and 57-1-02-138B (the "Property") shall be developed in substantial conformance with the Development Plan Park Road Townhouses dated and revised through August, 2023, and prepared by Huska Consulting, LLC. Minor modifications to the Development Plan may be permitted, provided such changes otherwise are in substantial conformance with the Development Plan and pursuant to the City's Zoning Ordinance ("Zoning Ordinance").

2. Construction Management Plan. Prior to site plan approval, the applicant shall submit a construction management plan for approval by the City Manager, or designee, to be implemented during construction, and to ensure safe and efficient pedestrian and vehicle circulation at all times on the Subject Property and on the public roadways adjoining the Subject Property. The construction management plan shall provide information regarding the following:

A) Hours of construction;

B) Anticipated construction entrances, vehicle routes and staging areas;

C) Traffic control measures;

D) Location of parking areas for construction employees; and

E) Fencing details, including specifications for an opaque screening fence around the construction site

Prior to commencement of construction, the Applicant shall identify a community liaison that shall be available throughout the duration of construction on the Subject Property. The name and telephone number of the community liaison shall be provided to the Department of Community Development & Planning and the adjacent homeowners association.

3. Maintenance and Access of Private Streets. The internal private street shall be constructed and maintained by the Applicant as a private street. The Applicant shall record among the land records public ingress/egress and emergency vehicle access easements, in forms approved by the City Attorney, over all streets and sidewalks located on the Application Property.

4. Lighting. All outdoor lighting provided on site will comply with the provisions of Section 4.8 of the Zoning Ordinance. At the time of Site Plan, the Applicant will submit a photometric plan demonstrating compliance with the requirements of Section 4.8 for review and approval by DPW.

5. Signs. The Applicant shall obtain a Minor Certificate of Appropriateness for signs on the subject Property that are visible from the public right-of-way.



6. Utilities. A) All new utilities installed on the Application Property will be located underground. With its first and all subsequent site plan submissions, the Applicant shall include a detailed utility undergrounding plan demonstrating compliance with this proffer for review and approval by DPW.

B) During site construction, the Applicant shall move the guy wires as shown on the Development Plan.

7. Stormwater Management. Design and construction of stormwater management facilities shall comply with all applicable Virginia Stormwater Management Program (VSMP) Permit Regulations, as may be amended, or other relevant standards in place at the time of site plan submission.

8. Owners Association. The Applicant shall form an owners association (HOA) for the Application Property. The HOA shall be organized and governed in accordance with Virginia law. Maintenance obligations shall be assigned to the HOA. Maintenance obligations shall include, but are not limited to private streets and sidewalks, snow removal and on-site stormwater management facilities. The Applicant shall notify all prospective purchasers of the residential units, in writing and prior to entry into a contract of sale of the maintenance responsibilities and restrictions of the HOA.

9. Universal Design. All units on the Application Property shall be designed and constructed with a selection of universal design features and options as determined by the Applicant and at the sole cost of the purchaser. Said universal design features and options may include, but are not limited to, seat in master bath shower where possible, emphasis on lighting in stairs and entrances, lever door handles and front loading washers and dryers.

10. Restrictive Covenants. Restrictive covenants for the Application Property shall be included in the HOA documents and shall include, but not be limited to, the following:

a. Conversion of townhouse garages that will preclude the parking of vehicles and the storage of trash and recycling containers within the garage shall be prohibited. This shall not preclude the use of said garage as sales office in the model home during marketing of the development, with the understanding the sales office will be converted back to a garage upon sale of the model.

11. Green Energy Features. All units shall be constructed with green energy saving lighting and appliances.

12. Successors and Assigns. These commitments shall bind and inure to the benefit of the Applicant and its successors and assigns.

13. Landcaping. Landscaping for the Proposed Development shall be provided generally as shown on Sheet of the General Development Plan, and as approved by the Board of Architectural Review as part of the Certificate of Appropriateness. Modifications to the Landscape Plan may be made during site plan review to allow for final engineering and design considerations, provided that such modifications are in substantial conformance with the quality and quantity of plantings and materials shown on the Master Development Plan. The Applicant shall coordinate phasing of landscaping and open space improvements with the Department of Public Works at time of site plan.

14. Parks and Recreation. At time of site plan, the Applicant shall contribute to the City the sum of \$378 per approved dwelling units to be used for improvements to nearby Parks and recreation facilities.

CAGLAYAN INVESTMENT GROUP

By: 

Name: Emre zirekoglu

Title: Manager



GENERAL SITE CONSTRUCTION NOTES

- HUSKA CONSULTING, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY, ACCIDENTS, OR SUPERVISION; HUSKA CONSULTING, LLC IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DAMAGE OR INJURY TO ANY PERSON, VEHICLE, EQUIPMENT, OR PROPERTY ON OR NEAR THE CONSTRUCTION SITE.
- HUSKA CONSULTING, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SITE SECURITY. THE CONTRACTOR SHALL COORDINATE ALL TEMPORARY SITE SECURITY WITH THE OWNER AS REQUIRED AND APPROPRIATE.
- THE PROJECT PROPERTY SHALL BE VERIFIED BY A LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND REGARDING THE PROJECT BOUNDARY NOTIFY HUSKA CONSULTING, LLC.
- BEFORE COMMENCING CONSTRUCTION, CALL "MISS UTILITY" TO FIELD MARK UNDERGROUND UTILITIES. FOLLOW MISS UTILITY REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS WHICH ARE NOT PROVIDED WITH THE CONSTRUCTION DOCUMENTS. THIS INCLUDES ANCILLARY DESIGN, PERMIT PROCESSING, INSPECTIONS, AND CLOSEOUTS. ALL PERMITS MUST BE ONSITE, INCLUDING PUBLIC SPACE EXCAVATION, OCCUPANCY, AND TRAFFIC CONTROL PLANS IF/AS REQUIRED.
- THE EXTENT OF EXISTING STRUCTURES INCLUDING UNDERGROUND FEATURES MAY NOT BE DEPICTED ON THE PLANS.
- THE CONTRACTOR MUST NOTIFY THE FAIRFAX COUNTY INSPECTOR BEFORE MAKING ANY FIELD ADJUSTMENTS TO ACCOMMODATE EXISTING CONDITIONS.
- ALL GENERAL NOTES ARE FOR TYPICAL CONSTRUCTION ACTIVITIES; THEY MAY INCLUDE INFORMATION THAT IS NOT APPLICABLE TO THE SCOPE OF THIS PROJECT.
- THE VARIOUS CODES AND STANDARDS WHICH ARE SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY; THEY DO NOT NECESSARILY REPRESENT THE MOST CURRENT OR COMPLETE STANDARDS REQUIRED FOR THE CONSTRUCTION. THE CONTRACTOR MUST REFER TO THE CORRECT, APPLICABLE CODES AND STANDARDS.
- ACCESS TO THE PROJECT PROPERTY AND ALL SURROUNDING AREAS MUST BE MAINTAINED FOR ALL EMERGENCY SERVICES, PEDESTRIANS, AND DELIVERIES IF REQUIRED AND AS APPROPRIATE. ACCESS TO FIRE HYDRANTS MUST NOT BE IMPAIRED.
- THE CONTRACTOR SHALL RESTORE OR REPLACE ANY ITEMS TO REMAIN THAT ARE DAMAGED DURING CONSTRUCTION.
- THE CONTRACTOR MUST MAINTAIN A SET OF CONSTRUCTION PLANS WHICH HAVE BEEN MARKED UP TO ACCURATELY CONVEY CONSTRUCTION WHICH HAS DEVIATED FROM THE APPROVED CONSTRUCTION PLANS. THESE PLANS MUST BE PROVIDED TO THE CLIENT, THE CLIENT'S REPRESENTATIVE, OR HUSKA CONSULTING, LLC PRIOR TO THE PROJECT CLOSEOUT.

GENERAL PAVEMENT NOTES

- EXISTING PAVEMENT TO BE REPLACED SHALL AT MINIMUM MATCH THE EXISTING CROSS SECTION.
- EXISTING CURB AND/OR GUTTER TO BE REPLACED SHALL MATCH EXISTING TYPE, MATERIAL, AND DIMENSIONS.
- SAWCUT EXISTING ASPHALT PAVEMENT 1' FROM EDGE OF NEW CURB AND/OR GUTER FOR REPLACEMENT.
- MILL AND OVERLAY EXISTING ASPHALT PAVEMENT 1' FROM EDGE OF NEW PAVEMENT TO PROVIDE SMOOTH TRANSITION.

GENERAL UTILITY NOTES

- THE CONSTRUCTION WORK SHALL BE COMPLETED IN SUCH A WAY AS TO MINIMIZE UTILITY OUTAGES. ALL UTILITY OUTAGES MUST BE COORDINATED WITH THE UTILITY OWNER AND AFFECTED PARTIES.
- SOME EXISTING UTILITIES MAY NOT BE SHOWN ON THE PLANS. BEFORE BEGINNING CONSTRUCTION, VERIFY THERE ARE NO CONFLICTS WITH EXISTING UTILITIES. TEST PIT AS REQUIRED TO DETERMINE LOCATIONS AND DEPTHS OF EXISTING UTILITIES WITHIN THE CONSTRUCTION WORK AREA. IF ANY EXISTING UTILITIES ARE FOUND WHICH ARE NOT DEPICTED IN THE EXISTING CONDITIONS PLAN OR CONFLICT WITH THE PROPOSED WORK NOTIFY HUSKA CONSULTING, LLC.
- NOTIFY HUSKA CONSULTING, LLC IF COVER FOR ANY UTILITY IS REDUCED BELOW THE MINIMUM REQUIRED.
- THE SITE CIVIL PLAN IS MEANT TO CONVEY "WET" (SANITARY SEWER, STORM SEWER, AND WATER) UTILITY WORK. ALL "DRY" (ELECTRIC, NATURAL GAS, TELECOMMUNICATIONS) UTILITY WORK SHOWN IS FOR INFORMATION AND REFERENCE ONLY. REFER TO THE DRY UTILITY AND/OR MEP PLANS FOR DRY UTILITY WORK.
- REFER TO FAIRFAX WATER STANDARDS FOR ABANDONMENT OF EXISTING WATER LATERALS AND MAINS. NOTE THIS INVOLVES DISCONNECTING ALL LATERALS AT THE MAINS, PLUGGING AND SEALING THE MAINS, AND REMOVING ALL ABANDONED METERS, VALVES, AND APPURTENANCES. COORDINATE WITH THE FAIRFAX WATER INSPECTOR.
- REFER TO THE FAIRFAX CITY PUBLIC FACILITIES MANUAL FOR ABANDONMENT OF EXISTING SANITARY SEWER MAINS, STORM SEWER MAINS, AND LATERALS. NOTE THIS INVOLVES DISCONNECTING ALL LATERALS AT THE MAINS, PLUGGING AND SEALING THE MAINS, AND REMOVING ALL ABANDONED METERS, VALVES, AND APPURTENANCES. COORDINATE WITH THE FAIRFAX CITY INSPECTOR.
- ALL WYE CONNECTIONS TO EXISTING SEWER LINES SHALL MATCH THE EXISTING SIZE AND MATERIAL.
- REMOVE ABANDONED UTILITIES AS REQUIRED.
- ADJUST EXISTING STRUCTURE TOPS AND MANHOLES TO REMAIN WITHIN THE LIMITS OF DISTURBANCE TO MATCH FINAL GRADE AS REQUIRED. INSTALL ADDITIONAL STEPS WITHIN MANHOLES AS REQUIRED.

GENERAL GRADING NOTES

- THE SITE MUST BE GRADED AND PAVED SO THAT NO NEW LOW POINTS WITHOUT PROPER DRAINAGE ARE CREATED; NO PONDING SHALL OCCUR ONSITE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE STORMWATER MANAGEMENT PLANS WITHIN BMP FACILITIES OR ON THE SEDIMENT CONTROL PLAN WITHIN SEDIMENT TRAPS OR BASINS.
- ALL PAVED SURFACES SHALL BE AT A 0.5% MINIMUM SLOPE. ALL GRASSED AND LANDSCAPED AREAS SHALL BE AT A 1% MINIMUM SLOPE. EXCEPTIONS MAY BE MADE ONLY IF APPROVED BY HUSKA CONSULTING, LLC.
- SPOT ELEVATIONS SHOWN AT TIE-IN POINTS WITH EXISTING SURFACES ARE SHOWN APPROXIMATE, AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR. PROPOSED ELEVATIONS MAY BE MODIFIED WITH APPROVAL FROM HUSKA CONSULTING, LLC TO MATCH EXISTING GRADE.
- SITE CONSTRUCTION MUST BE ADA COMPLIANT UNLESS SPECIFICALLY NOTED OTHERWISE. ADA ROUTES MUST HAVE LONGITUDINAL SLOPES LESS THAN 5%, AND CROSS SLOPES LESS THAN 2%. ADA RAMPS MUST HAVE A LONGITUDINAL SLOPE LESS THAN 12 H: 1V AND HAVE A LENGTH NO MORE THAN 30'. PROVIDE ADA HANDRAILS, GUARDRAILS, AND LANDINGS WHERE APPROPRIATE. ADA PARKING SPACES MUST HAVE A SLOPE LESS THAN 2% IN ANY DIRECTION.
- ANY UNSUITABLE IN SITU SOIL OR MATERIAL MUST BE REMOVED OR REMEDIATED PER DIRECTION FROM THE GEOTECHNICAL ENGINEER.
- REFER TO THE SITE NOTES AND DETAILS FOR ADDITIONAL INFORMATION.

GENERAL SITE DEMOLITION NOTES

- REFER TO THE ARCHITECTURAL PLANS FOR SELECTIVE DEMOLITION RELATED TO INTERIOR RENOVATIONS. COORDINATE WITH THE DESIGN TEAM, INCLUDING THE STRUCTURAL ENGINEER, IN REGARDS TO THE STABILITY OF EXISTING STRUCTURES TO REMAIN.
- THE APPROXIMATE SCALE OF ABANDONMENT AND DEMOLITION OF SITE FEATURES AND UTILITIES ARE DEPICTED BOLD OR HATCHED ON THE DEMOLITION PLAN.
- DEMOLITION OF SITE FEATURES AND UTILITIES TO REPLACE ITEMS IN KIND ARE NOT NECESSARILY SHOWN BUT ARE WITHIN THE SCOPE OF WORK.
- SAWCUT EXISTING PAVEMENT TO BE REMOVED WHERE ADJACENT TO EXISTING PAVEMENT TO REMAIN. FOR CONCRETE AND GRANITE, SAWCUT AT THE NEAREST JOINT.
- ALL DEMOLITION DEBRIS MUST BE DISPOSED PER APPLICABLE LAW; DEMOLITION DEBRIS MAY ONLY BE USED FOR BACKFILL IF EXPRESS KNOWLEDGE AND PERMISSION IS GRANTED FROM THE STRUCTURAL AND GEOTECHNICAL ENGINEERS.
- REFER TO THE DEMOLITION NOTES AND DETAILS FOR ADDITIONAL INFORMATION.

GENERAL SEDIMENT CONTROL NOTES

- THE CONTRACTOR MUST NOTIFY THE FAIRFAX COUNTY INSPECTOR BEFORE MAKING ANY ADJUSTMENTS IN REGARDS TO THE LIMITS OF DISTURBANCE AND SEDIMENT CONTROL MEASURES TO PERFORM THE WORK AND ACCOMMODATE FIELD CONDITIONS.
- WHERE NO STABILIZED CONSTRUCTION IS PROVIDED CONTRACTOR SHALL DESIGNATE VEHICLES THAT SHALL ENTER THE SITE. ALL VEHICLES LEAVING THE SITE MUST HAVE THEIR TIRES/TREADS WASHED PRIOR TO ENTERING ANY PUBLIC STREETS. WASH WATER MUST NOT BE ALLOWED TO LEAVE THE SITE.
- THE LIMITS OF DISTURBANCE AND SEDIMENT CONTROL MEASURES ARE SHOWN APPROXIMATELY; PRESENTATION ON THE PLANS MAY DEVIATE SLIGHTLY FROM THE ACTUAL DESIGN INTENT FOR GRAPHICAL CLARITY.
- TEMPORARY SOIL STOCKPILES SHOULD BE PLACED AS NEEDED ON THE SITE IN COORDINATION WITH THE FAIRFAX COUNTY. INSTALL SILT FENCE AROUND THE PERIMETER OF ALL STOCKPILES AND COVER WITH A TARP OR OTHER APPROVED IMPERMEABLE SURFACE PRIOR TO RAIN EVENTS.
- THE CONTRACTOR SHALL PROVIDE INLET PROTECTION FOR ALL CATCH BASINS, CURB INLETS, DRAINS, AND RISER STRUCTURES ON OR ADJACENT TO THE LIMITS OF DISTURBANCE. ANY SEWER WHICH BECOMES CLOGGED DUE TO CONSTRUCTION MUST BE PROMPTLY CLEANED AND CLEARED.
- ANY AND ALL SITE STORM RUNOFF FROM DISTURBED AREAS MUST BE FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT PRIOR TO LEAVING THE SITE. SEDIMENT MUST BE PLACED IN AN APPROVED AREA AND STABILIZED. SEDIMENT MUST NOT BE PLACED IN A FLOODPLAIN, WETLAND, WITHIN THE CRITICAL ROOT ZONE OF AN EXISTING TREE TO REMAIN, OR RPA.
- NO EXISTING TREES ARE TO BE REMOVED AS PART OF THIS PROJECT. EXISTING TREES SHALL BE PROTECTED AS NEEDED AND REQUIRED BY FAIRFAX COUNTY WITH TREE PROTECTION FENCE. SEE FAIRFAX COUNTY PLATE 6-12 ON SHEET CIV-510.
- MINIMIZE DUST GENERATION DURING CONSTRUCTION.
- REFER TO THE SEDIMENT CONTROL NOTES AND DETAILS FOR ADDITIONAL INFORMATION.

ABBREVIATIONS

ABND	ABANDONED	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
ADA	AMERICANS WITH DISABILITIES ACT	MS	MINIMUM STANDARD
		NRCS	NATURAL RESOURCES CONSERVATION SERVICE
APPROX	APPROXIMATE	OC	ON CENTER
BFP	BACKFLOW PREVENTER	OC	ON CENTER
BLDG	BUILDING	PFM	PUBLIC FACILITIES
BRL	BUILDING RESTRICTION		MANUAL
	LINE	PL	PROPERTY LINE
BSMT	BASEMENT	PROP	PROPOSED
BIW	BOTTOM OF WALL	RPA	RESOURCE PROTECTION
CI	CAST IRON		AREA
CO	CLEANOUT	SAN	SANITARY
CS	COMBINED SEWER	SCH	SCHEDULE
DEQ	VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY	STM	STORM
		SWR	SEWER
ELEV	ELEVATION	TC	TOP OF CURB
EX	EXISTING	TW	TOP OF WALL
FFE	FIRST FLOOR ELEVATION	VB	VERTICAL BEND
HB	HORIZONTAL BEND	VCP	VITRIFIED CLAY PIPE
HSG	HYDROLOGIC SOIL GROUP	W/	WITH
MAX	MAXIMUM	W/M	WATERMAIN
MEP	MECHANICAL	WW	WINDOW WELL
	ELECTRICAL/PLUMBING		

WETLANDS PERMIT CERTIFICATION:

I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.

SIGNATURE:

DocuSigned by:  
**EMRE ZIREKOGLU**  
1F4B7D5E5267A4D13A

OWNER/DEVELOPER:

EMRE ZIREKOGLU	Manager
NAME	TITLE

RESPONSIBLE LAND DISTURBER:

NAME: \_\_\_\_\_

CERT. NO.: \_\_\_\_\_

PHONE NO.: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

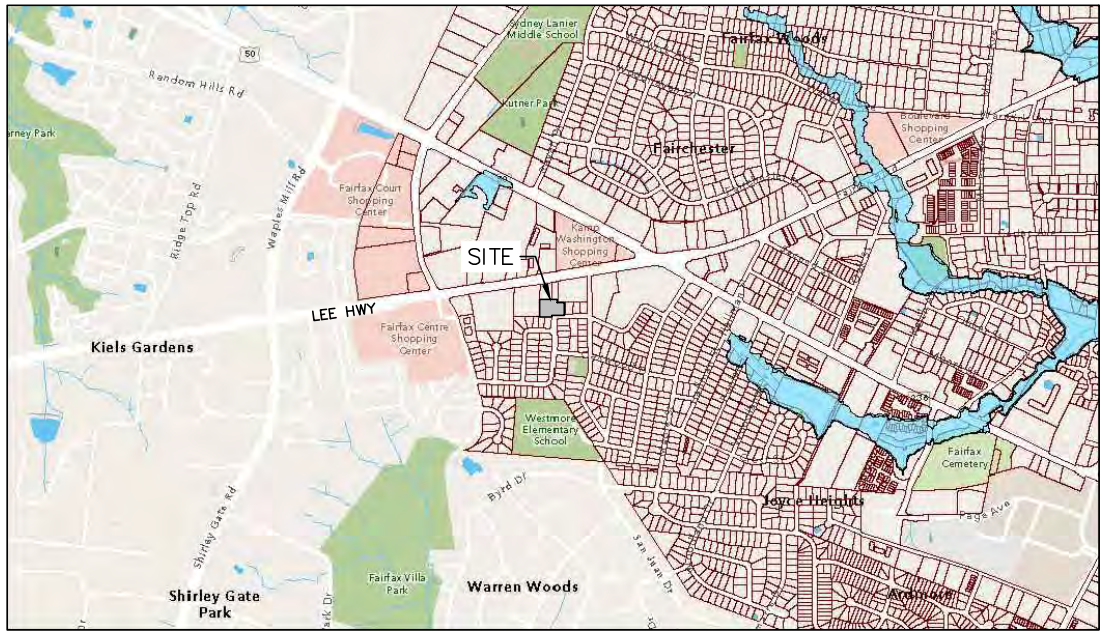
PARK RD TOWNHOUSE  
REZONING PLANS

FOR  
**PROJECT**  
LOCATION OF SITE  
11004 & 11006 PARK RD  
FAIRFAX, VA 22306  
TAX MAP #57-1-40-002  
D.B. 27365, P.G. 1623  
SQUARE 02 LOT 002

SITE CIVIL ENGINEERING SHEET INDEX	
SHEET TITLE	SHEET #
COVER SHEET	000
EXISTING CONDITIONS	001
SITE PLAN	002
GRADING PLAN	003
FIRE PLAN	004
SITE DETAILS	005
FAIRFAX CITY DPW DETAILS	006
UTILITY PLAN	007
SANITARY SEWER CAPACITY ANALYSIS	008
FAIRFAX WATER DETAILS	009
UTILITY DETAILS	010
STORM MAIN CROSS SECTIONS	011
STORMWATER MANAGEMENT PLAN	012
STORMWATER MANAGEMENT CALCULATIONS	013
BAYFILTER DETAILS	014
DETENTION PIPE DETAILS	015
DRAINAGE PLAN	016
DRAINAGE PLAN CALCULATIONS	017
TREE SURVEY	018
LANDSCAPE PLAN	019
LANDSCAPE DETAILS	020

VICINITY MAP

SCALE 1:2,000'



SCALE 1:100'

USDA-NRCS SOIL MAP



Map Unit Legend

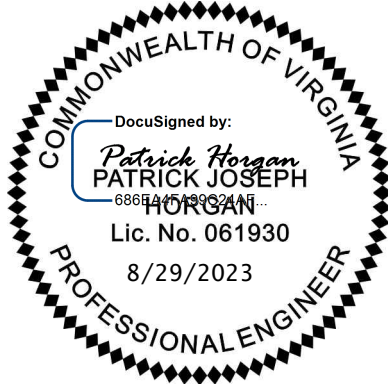
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
52B	Halltown-Heymarket complex, 2 to 7 percent slopes	0.4	6.2%
95	Urban land	3.0	42.7%
105B	Wheaton - Glenelg complex, 2 to 7 percent slopes	1.3	18.3%
105C	Wheaton - Glenelg complex, 7 to 15 percent slopes	1.5	21.8%
107B	Wheaton - Meadowville complex, 2 to 7 percent slopes	0.8	11.0%
Totals for Area of Interest		7.0	100.0%

APPROVAL	DATE	REVISIONS
	03/04/2022	INITIAL SUBMISSION
	08/25/2022	SECOND SUBMISSION
	12/16/2022	THIRD SUBMISSION
	08/29/2022	FINAL SUBMISSION



NOT FOR CONSTRUCTION  
REZONING PLANS  
08/29/2023

SEAL



COVER SHEET

DRAWING TITLE

000

DRAWING NO.



EXISTING CONDITIONS PLAN LEGEND

	PROPERTY LINE		ELECTRIC VAULT
	EASEMENT BOUNDARY		GAS LINE
	BUILDING FACE		GAS METER
	DOOR		GAS VALVE
	WALL		OVERHEAD UTILITY
	WOOD FENCE		12" CS COMBINED SEWER
	IRON FENCE		12" SAN SANITARY SEWER
	HANDRAIL		12" STM STORM SEWER
	CURB AND GUTTER		COMBINED/SANITARY MANHOLE
	BOLLARD		STORM SEWER MANHOLE
	ASPHALT PAVEMENT		STORM DRAIN
	BRICK PAVEMENT		CLEANOUT
	CONCRETE PAVEMENT		DOWNSPOUT
	WOOD/LUMBER DECK		TELECOMMUNICATIONS
	SPOT ELEVATION		TELECOMMUNICATIONS MANHOLE
	CONTOUR		LIGHT POLE/STREET LIGHT
	TREE W/ CRZ & SRZ		UTILITY POLE
	TRAFFIC SIGN		GUY WIRE
	ELECTRIC LINE		8" DIP WATER LINE
	ELECTRIC MANHOLE		FIRE HYDRANT
	ELECTRIC METER		FIRE DEPT. CONN.
			WATER METER
			WATER VALVE

EASEMENT INFORMATION TABLE				
EASEMENT #	TYPE	WIDTH (FT)	METES & BOUNDS OF CENTERLINE	DB & PG. #
1	STORM SEWER	10	N 89°30'46" W ~ 125.38'	DB 6827, PG 1808
2	SANITARY SEWER & WATER LINE	15	N 89°30'46" W ~ 125.38'	DB 1192, PG 94
3	SANITARY SEWER	10	N 01°00'00" W ~ 203.62'	DB 2765, PG1623
4	SANITARY SEWER	15	S 81°03'02" W ~ 18.93' N 06°40'40" W ~ 3.37'	DB 2765, PG1623
5	SANITARY SEWER	20	S 81°03'02" W ~ 18.93'	DB 3808, PG 269
6	SIDEWALK	6.5		DB 6550, PG 1184
7	STORM SEWER	10	S 88°47'52"E	DB 6550, PG 1190

SANITARY SEWER STRUCTURES

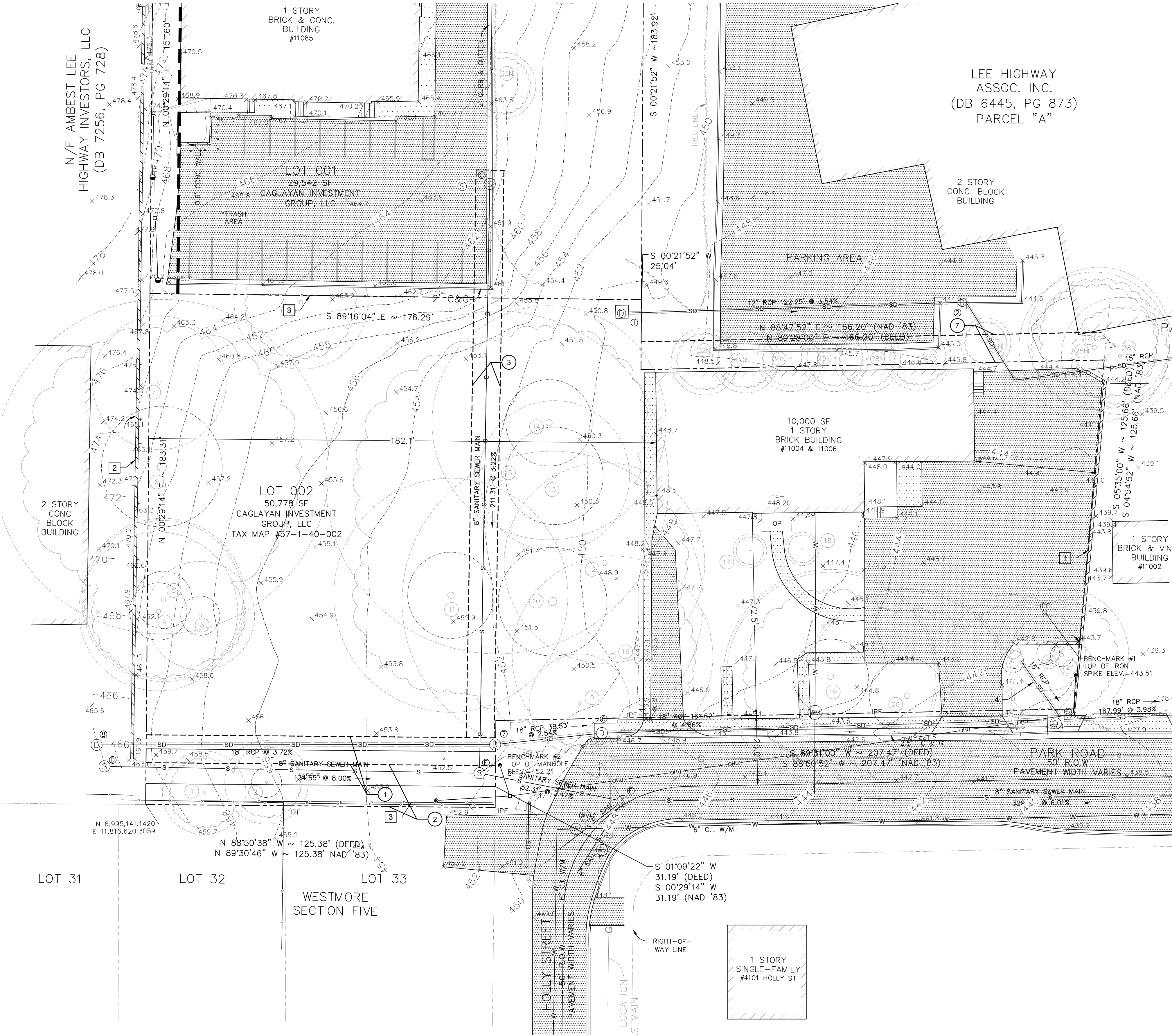
- A TOP= 451.18  
INV.OUT= 439.64 TO SOUTH  
INV.IN= 439.48 FROM B
- B TOP= 464.66  
INV.OUT= 445.41 TO A  
INV.IN= 445.76 FROM NORTH
- C TOP= 462.95  
INV.OUT= 450.36 TO E
- D TOP= 466.32  
INV.OUT= 454.67 TO E  
INV.IN= 454.91 FROM NORTH
- E TOP= 452.21  
INV.OUT= 443.51 TO F  
INV.IN= 443.56 FROM C  
INV.IN= 443.90 FROM D
- F TOP= 448.02  
INV.OUT= 441.67 TO G  
INV.IN= 441.92 FROM SOUTHEAST  
INV.IN= 442.37 FROM SOUTHEAST  
INV.IN= 442.22 FROM E
- G TOP= 433.14  
INV.OUT= 421.70 TO EAST  
INV.IN= 421.75 FROM SOUTH  
INV.IN= 421.99 FROM WEST  
INV.IN= 421.77 FROM NORTH

STORM SEWER STRUCTURES

- 1 TOP= 448.82  
INV. OUT= 443.14 TO 2
- 2 TOP= 444.81  
INV. OUT= 438.81 TO 3  
INV. IN= 438.81 FROM 1
- 3 TOP= 436.45  
INV. OUT= 433.04 TO SOUTH  
INV. IN= 433.14 FROM NORTH
- 3A INV. OUT= 431.54 TO SOUTH  
INV. IN= 432.18 FROM WEST  
INV. IN= 431.65 FROM NORTH
- 4 TOP= 433.36  
INV. OUT= 429.62 TO EAST  
INV. IN= 428.73 FROM 5  
INV. IN= 429.05 FROM NORTH
- 5 TOP= 439.44  
INV. OUT= 435.42  
INV. IN= 435.23 FROM 6  
INV. IN= 435.16 FROM NORTHWEST
- 6 TOP= 447.61  
INV. OUT= 443.09 TO 5  
INV. IN= 443.42 FROM 7
- 7 TOP= 452.59  
INV. OUT= 444.40 TO 6  
INV. IN= 445.40 FROM WEST
- 8 TOP= 466.61  
INV. OUT= 450.72 TO 7

EXISTING CONDITIONS PLAN KEYNOTES

- 1 EXISTING 1-FT WIDE CONCRETE WALL  
MAXIMUM HEIGHT: 4'-0"
- 2 EXISTING 1-FT WIDE CONCRETE WALL  
MAXIMUM HEIGHT: 10'-0"
- 3 WOOD FENCE  
HEIGHT: 6'-0"
- 4 UPSTREAM CONNECTION UNKNOWN. 15" RCP STORM MAIN IS ASSUMED TO COLLECT RUNOFF FROM THE EXISTING BUILDING ON LOT 002 AND THE ADJACENT PARKING LOT. CONTRACTOR TO FIELD VERIFY PRIOR TO DEMOLITION.



SURVEYOR'S NOTES:

- THE PROPERTIES DELINEATED HERON IS SHOWN ON TAX MAP 57-1-02-135, 57-1-02-135, 57-1-02-136, 57-1-02-137A & 57-1-02-138B AND ARE ZONED C-2 COMMERCIAL.
- OWNER: CAGLAYAN INVESTMENT GROUP, LLC 42713 LATROBE ST, CHANTILLY VIRGINIA 20152 DB. 25288, PG 1940, DB. 25288, PG. 1942 AND DB. 26229, PG. 2180
- NO TITLE REPORT FURNISHED.
- THESE PROPERTIES ARE SUBJECT TO RESTRICTIONS OF RECORD.
- HORIZONTAL DATUM IS REFERENCED TO NAD '83. VERTICAL DATUM IS REFERENCED TO NGVD '29.
- THESE PROPERTIES ARE NOT LOCATED WITHIN A RESOURCE PROTECTION AREA.
- FENCES ARE CHAIN LINK UNLESS NOTED.
- TOTAL AREA= 81,154 SQUARE FEET.

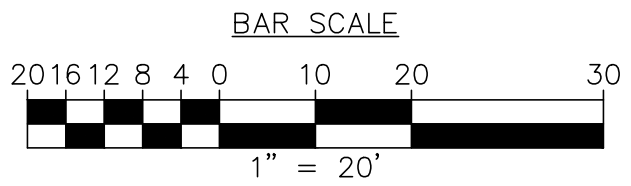
FLOODPLAIN CERTIFICATE

I HEREBY CERTIFY THAT THE PROPERTY IS NOT WITHIN 500 FEET OF A DELINEATED OR KNOWN FLOODPLAIN PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP #51059C0040E.

APPROVAL	DATE	REVISIONS
	03/04/2022	INITIAL SUBMISSION
	08/25/2022	SECOND SUBMISSION
	12/16/2022	THIRD SUBMISSION
	08/29/2022	FINAL SUBMISSION

EXISTING CONDITIONS PLAN NOTES

- THIS EXISTING CONDITIONS PLAN IS BASED ON A SURVEY AND AUTOCAD FILES PERFORMED AND PROVIDED BY DOMINION ENGINEERS, INC.
- THE EXISTING CONDITIONS LEGEND IS APPLICABLE TO THIS SHEET ONLY. THE EXISTING CONDITIONS MAY BE DEPICTED DIFFERENTLY (GRAY SCALED) OR NOT FULLY DEPICTED ON OTHER SHEETS.
- THE LOCATIONS AND DEPTHS OF EXISTING UTILITIES ARE APPROXIMATE AND BASED ON AVAILABLE RECORDS AND, WHERE INFORMATION IS NOT AVAILABLE, ASSUMPTIONS. CONTRACTOR SHALL LOCATE AND CONFIRM ALL UTILITIES WITHIN THE BOUNDS OF CONSTRUCTION PRIOR TO UNDERTAKING ANY DEMOLITION OR EXCAVATION.



NOT FOR CONSTRUCTION  
REZONING PLANS  
08/29/2023

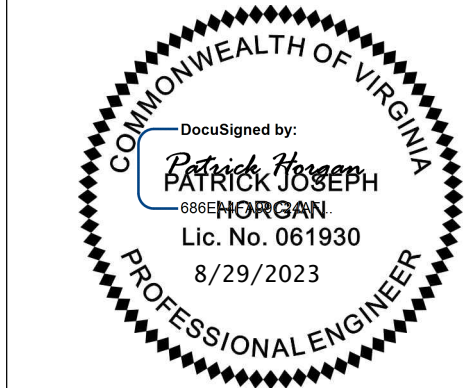
11004 & 11006 PARK RD  
FAIRFAX, VA 22306  
TAX MAP #57-140-002  
SQUARE 02, LOT 002

CLIENT  
EMRE ZIREKOGLU  
CAGLAYAN INVESTMENT GROUP  
32713 LATROBE ST  
CHANTILLY, VA 20152  
571.594.6363

CONTRACTOR  
TBD

CIVIL ENGINEER  
PATRICK HORGAN  
HUSKA CONSULTING, LLC  
1050 30TH STREET, NW  
WASHINGTON, DC 20007  
703.425.3862

LAND SURVEYOR  
DOMINION SURVEYS, INC.  
8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VA 22309  
703.619.6555



SEAL

EXISTING  
CONDITIONS

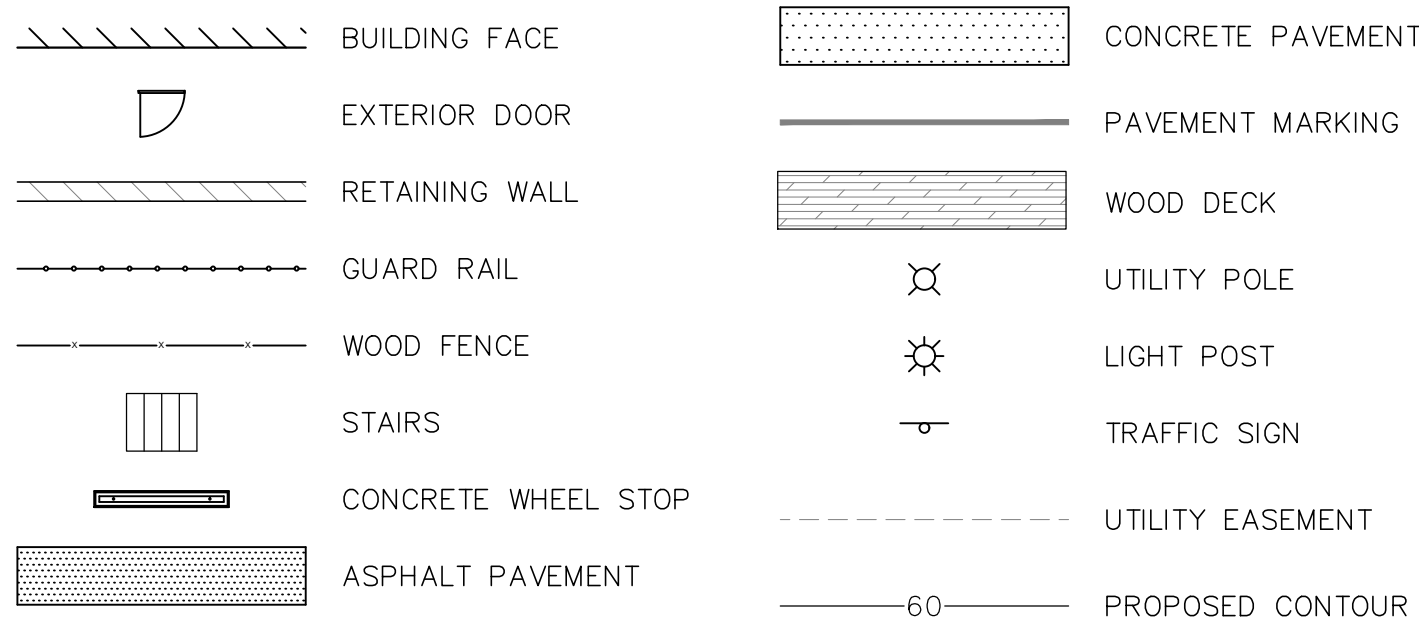
DRAWING TITLE

001

DRAWING NO.



### SITE PLAN LEGEND



## SITE PLAN KEYNOTES

- TURN-AROUND AREA FOR EMERGENCY VEHICLES

LOTS 01-07 TO HAVE 21'X34' TOWNHOMES WITH TWO CAR GARAGE

LOTS 08-13 TO HAVE 24'X36' TOWNHOMES WITH TWO CAR GARAGE

FOUR 8'X22' PARALLEL PARKING SPACES TO BE USED AS VISITOR PARKING

PRIVATE ROADS, SIDEWALKS, PLAYGROUND, PARKING AREA, STORM UTILITIES, AND STORMWATER MANAGEMENT FACILITIES TO BE OWNED AND MAINTAINED BY FUTURE HOMEOWNERS' ASSOCIATION.

5-FT CONCRETE SIDEWALK TO BE PROVIDED ADJACENT TO PARK RD ALONG PROPERTY FRONTAGE SETBACK 3-FT FROM CURB (DWP STD. 404.01). PROVIDE 3-FT WIDE GRASS STRIP BETWEEN SIDEWALK AND CURB

24-FT WIDE COMMERCIAL ENTRANCE LOCATED IN HOLLY ST AND PARK RD INTERSECTION (DWP STD. 404.06)

24-FT WIDE PRIVATE ASPHALT ROAD (DWP STD. 401.01) REQUIRES VARIANCE TO MINIMUM WIDTH. 2-FT WIDE CONCRETE CURB AND GUTTER (VDOT STD. 201.03)

ADA COMPLIANT CONCRETE CURB RAMP (DWP STD. 404.04), TYPICAL FLARE SLOPE: 1:10 MAX (H:V)

OVERHEAD BAY WINDOW PROJECTION NOT TO EXCEED 3-FT, TYPICAL

NEW STREET SIGN DENOTING PRIVATE STREET, NAME PENDING

TRASH AND RECYCLING CONTAINERS TO BE STORED IN GARAGES, TYPICAL FOR ALL LOTS

ADA COMPLIANT 5-FT CONCRETE SIDEWALK BUILT AGAINST BACK OF CURB (DWP STD. 404.01) TO BE PROVIDED ON BOTH SIDES OF PROPOSED PRIVATE STREET EXCEPT FOR FRONTAGE ACROSS LOT 01-07. CROSS SLOPE NOT TO EXCEED 2.0%

ADA COMPLIANT CONCRETE RAMP TO PROVIDE ACCESS TO LOT 01 AND FUTURE ACCESS TO LEE HIGHWAY.

42" ACCESSIBLE WIDTH

MAX. LONGITUDINAL SLOPE: 1:12 (H:V)

CROSS SLOPE: 0.0%

GUARDRAIL/HANDRAIL TO BE PROVIDED ON BOTH SIDES

PROPOSED LOCATION OF NEW DOMINION TRANSFORMER

6'X6' CONCRETE PAD WITH SURROUNDING WOOD FENCE AND DENSE HEDGE. WOOD FENCE AND HEDGE HEIGHT TO BE TALL ENOUGH TO SCREEN THE EQUIPMENT FROM PARK RD AND ADJACENT LOT 01

PROPOSED NEW POWER FED TO SITE FROM EXISTING UTILITY POLE ON ADJACENT LOT 001 (SAME OWNER AS LOT 002)

EXACT ALIGNMENT AND DESIGN TO BE COMPLETED DURING SITE PLAN REVIEW

6' WIDE ADA COMPLIANT CROSS WALK WITH MARKINGS

MUTCD STOP SIGN (RT-1 30"X30") FOR SOUTHBOUND TRAFFIC ON PRIVATE ROAD AT PARK RD AND HOLLY ST INTERSECTION.

SET BACK MINIMUM 4' FROM PROPOSED CROSSWALK, FINAL PLACEMENT AND DESIGN TO BE PROVIDED DURING SITE PLAN REVIEW.

NEW REFLECTIVE ROAD SIGN FOR NORTHBOUND TRAFFIC ON HOLLY ST: "WARNING PARK RD THRU TRAFFIC DOES NOT STOP"

FINAL PLACEMENT AND DESIGN TO BE PROVIDED DURING SITE PLAN REVIEW.

AREA RESERVED FOR NEW PLAYGROUND/TOT LOT, FINAL DESIGN TO BE DETERMINED DURING SITE PLAN REVIEW.

THREE 9'X18' STANDARD PARKING SPACES TO BE USED AS VISITOR PARKING

EXISTING GUY WIRE SUPPORTING DOMINION UTILITY POLE TO BE RELOCATED TO ALLOW FOR NEW COMMERCIAL ENTRANCE. CONCRETE SIDEWALK, AND ADA COMPLIANT CONCRETE RAMP. GUY WIRE SHALL BE RELOCATED PER CURRENT DOMINION POWER STANDARDS AND SPECIFICATIONS. EXISTING OVERHEAD UTILITIES ALONG PROPERTY FRONTAGE SHALL BE PLACED UNDERGROUND. IF ADDITIONAL R.O.W. DEDICATION OR EASEMENT IS REQUIRED IT SHALL BE PROVIDED. FINAL DESIGN AND LOCATION TO BE DETERMINED DURING SITE PLAN REVIEW.

6-FT LONG BLACK POWDER-COATED STEEL BENCHES NEAR PROPOSED PLAYGROUND/TOT-LOT

CUTOFF COLONIAL LUMINAIRE FIXED UPON SMOOTH ROUND TAPERED COMPOSITE POST, COLOR BLACK

FIXTURE HEIGHT: 12-FT

TYPICAL THROUGHOUT SITE

LIMITS OF 4TH-STORY

ADA COMPLIANT PARALLEL CURB RAMP (VDOT STD. 204.03)

5'X5' BOTTOM LANDING WITH 2'X5' DETECTABLE WARNING SURFACE

5' WIDE CONCRETE RAMP FROM LANDING TO PROPOSED CONCRETE SIDEWALK

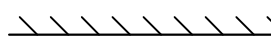
MAXIMUM LONGITUDINAL SLOPE: 1:12 (H:V)




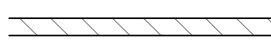


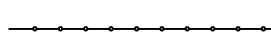


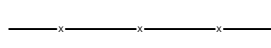
SITE PLAN LEGEND

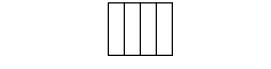
 BUILDING FACE


 EXTERIOR DOOR


 RETAINING WALL

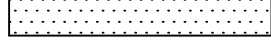
 GUARD RAIL


 WOOD FENCE


 STAIRS

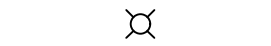
 CONCRETE WHEEL STOP


 ASPHALT PAVEMENT

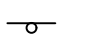
 CONCRETE PAVEMENT


 PAVEMENT MARKING


 WOOD DECK

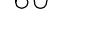
 UTILITY POLE

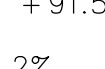
 LIGHT POST


 TRAFFIC SIGN

 UTILITY EASEMENT

 PROPOSED CONTOUR

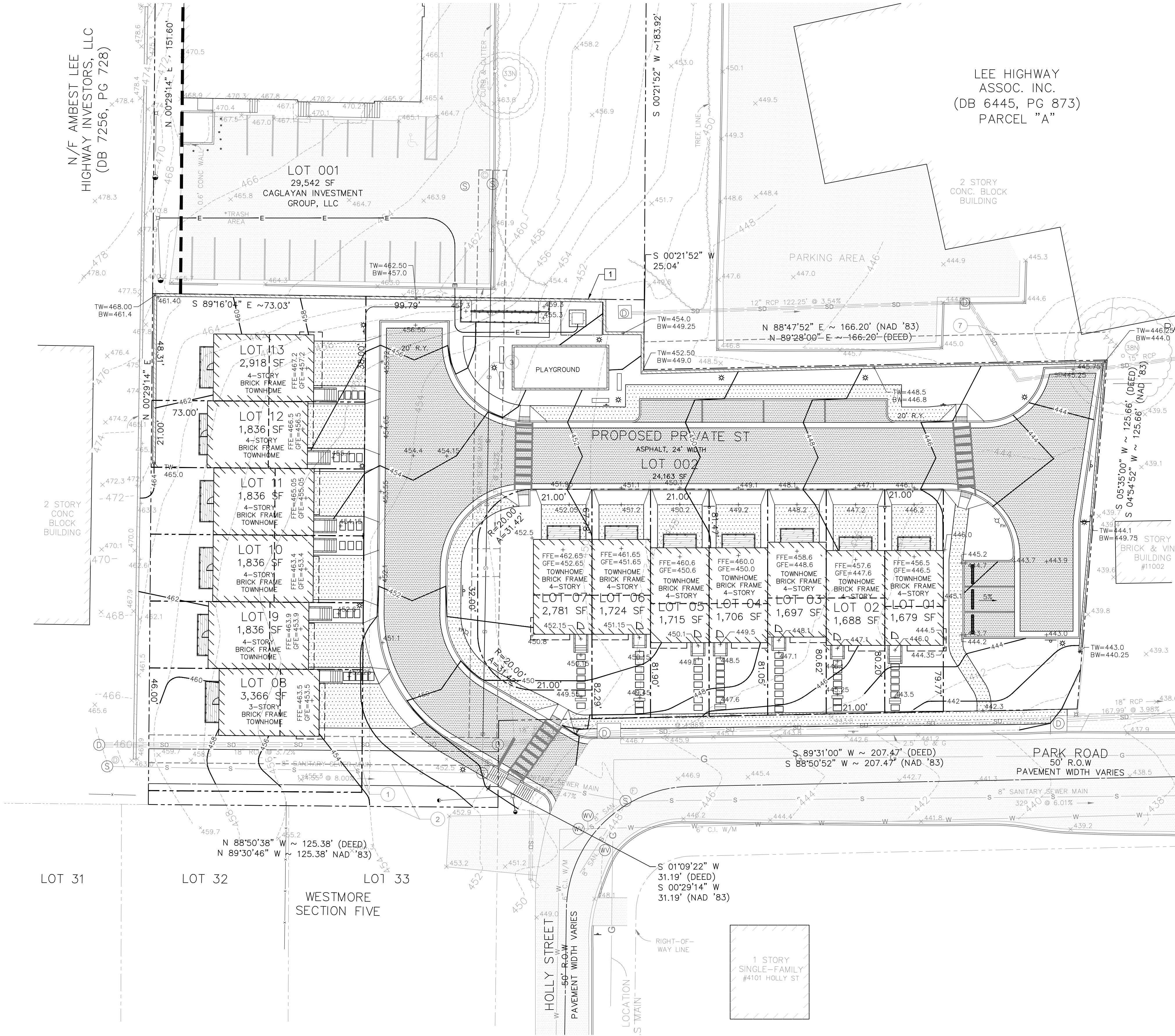
 PROPOSED SPOT ELEVATION

 PROPOSED SLOPE

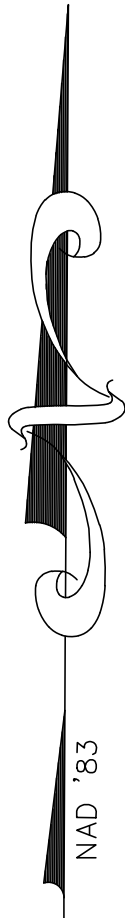
 DEMOLISHED CONTOUR

GRADING PLAN KEYNOTES

- 1 CONCRETE RETAINING WALL WITH BRICK VENEER, SEE ARCHITECTURAL PLANS FOR DETAILED INFORMATION, ADJACENT TO PROPERTY LINE  
MIN. HEIGHT: 1.00'  
MAX. HEIGHT: 6.60'



LEE HIGHWAY  
ASSOC. INC.  
(DB 6445, PG 873)  
PARCEL "A"



11004 & 11006 PARK RD  
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SQUARE 02, LOT 002

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CAGLAYAN INVESTMENT GROUP  
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571.594.6363

CONTRACTOR  
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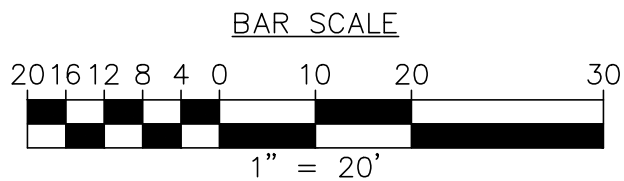
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LAND SURVEYOR  
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8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VA 22309  
703.619.6555

GRADING PLAN NOTES

- ALL EXISTING FEATURES ARE NOT NECESSARILY SHOWN ON THIS PLAN. SEE EXISTING CONDITIONS PLAN.
- SPOT SHOTS ARE SHOWN PURPOSEFULLY OFFSET 0.5' FROM THE SPOT DESCRIBED FOR VISUAL CLARITY. MOREOVER, SPOTS ARE ROUNDED TO THE NEAREST 5 HUNDREDTHS.
- REFER TO THE CIVIL COVER SHEET FOR ADDITIONAL INFORMATION.

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NOT FOR CONSTRUCTION  
REZONING PLANS  
08/29/2023



SEAL

GRADING PLAN



DRAWING TITLE

003

DRAWING NO.

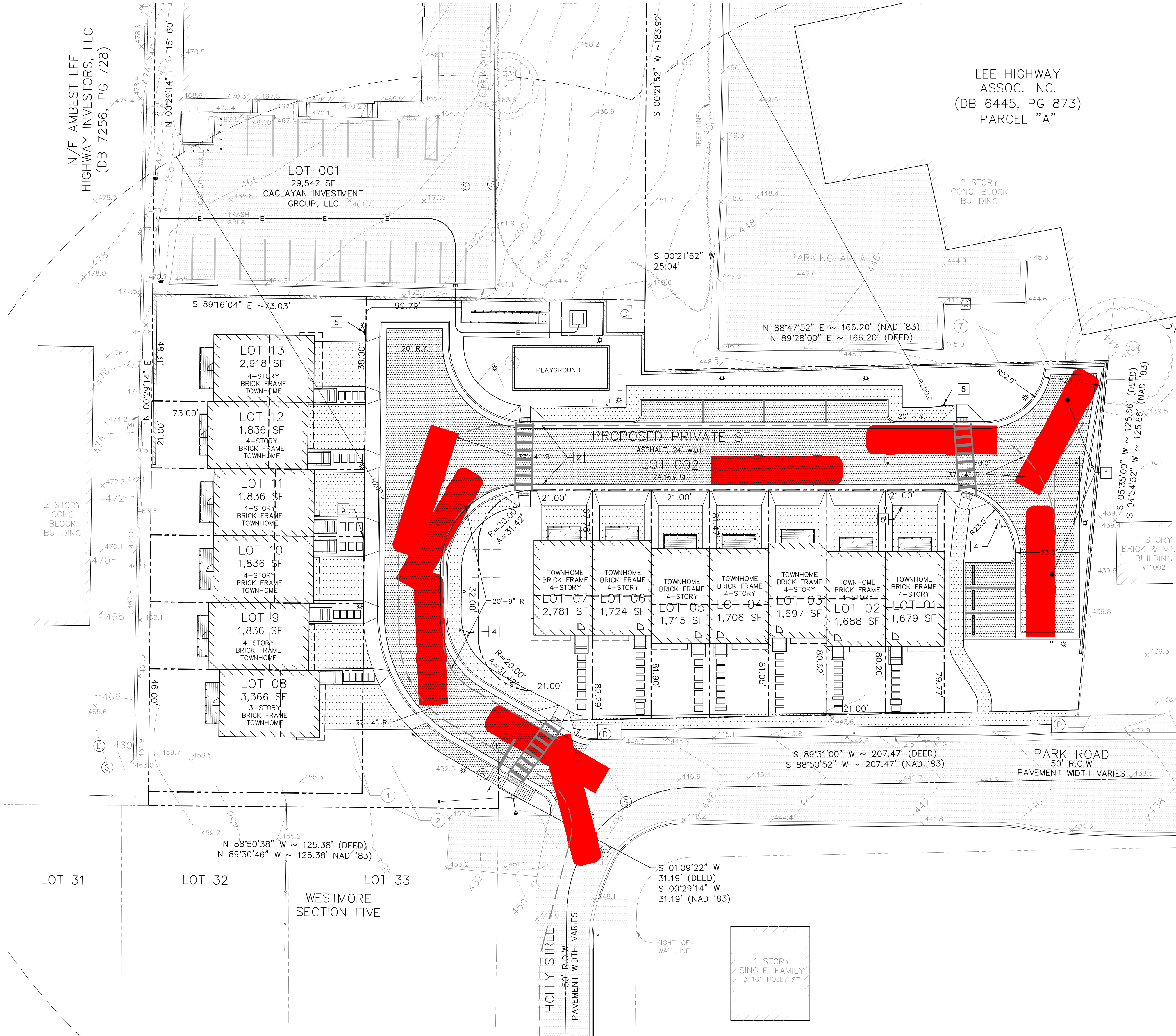


FIRE PLAN LEGEND

-  LARGEST FIRE APPARATUS  
 FIRE APPARATUS TRAVEL PATH

FIRE PLAN KEYNOTES

- [1] TURN-AROUND AREA FOR EMERGENCY VEHICLES
- [2] TRAVEL PATH OF FAIRFAX CITY'S LARGEST FIRE APPARATUS (100-FT AERIAL PLATFORM LADDER TRUCK) BASED ON MANUFACTURER'S PUBLISHED TURNING RADIUS
- [3] FAIRFAX TOWER LADDER 403 TRUCK SPECIFICATIONS:  
OVERALL LENGTH: 46'-9.25"  
OVERALL HEIGHT: 12'-2"  
OVERALL WIDTH: 10'-2"  
INSIDE TURN RADI: 20'-9"  
CURB TO CURB RADI: 37'-4"  
WALL TO WALL RADI: 45'-0"  
WHEELBASE: 257"  
INSIDE CRAMP ANGLE: 45"  
TREAD WIDTH: 17.7"  
AXLE TRACK: 82.92"  
CHASSIS OVERHANG: 78"  
BUMPER OVERHANG: 26"
- [4] TWO NEW FIRE HYDRANTS TO SERVE ALL 13 TOWNHOMES WITHIN 200-FT RADIUS
- [5] "FIRE LANE NO PARKING" SIGNS TO BE PLACED THROUGHOUT DEVELOPMENT ALONG PRIVATE ROAD (TYP.). FINAL LOCATION TO BE DETERMINED DURING SITE PLAN REVIEW.



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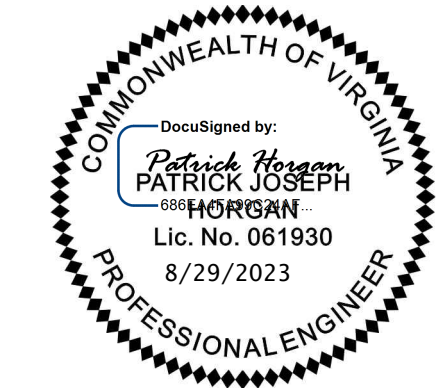
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SEAL

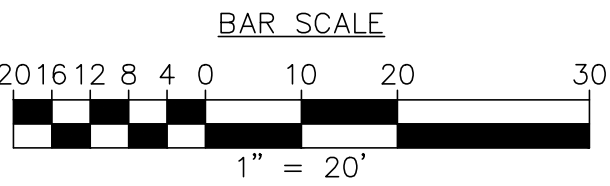
FIRE PLAN

DRAWING TITLE

004

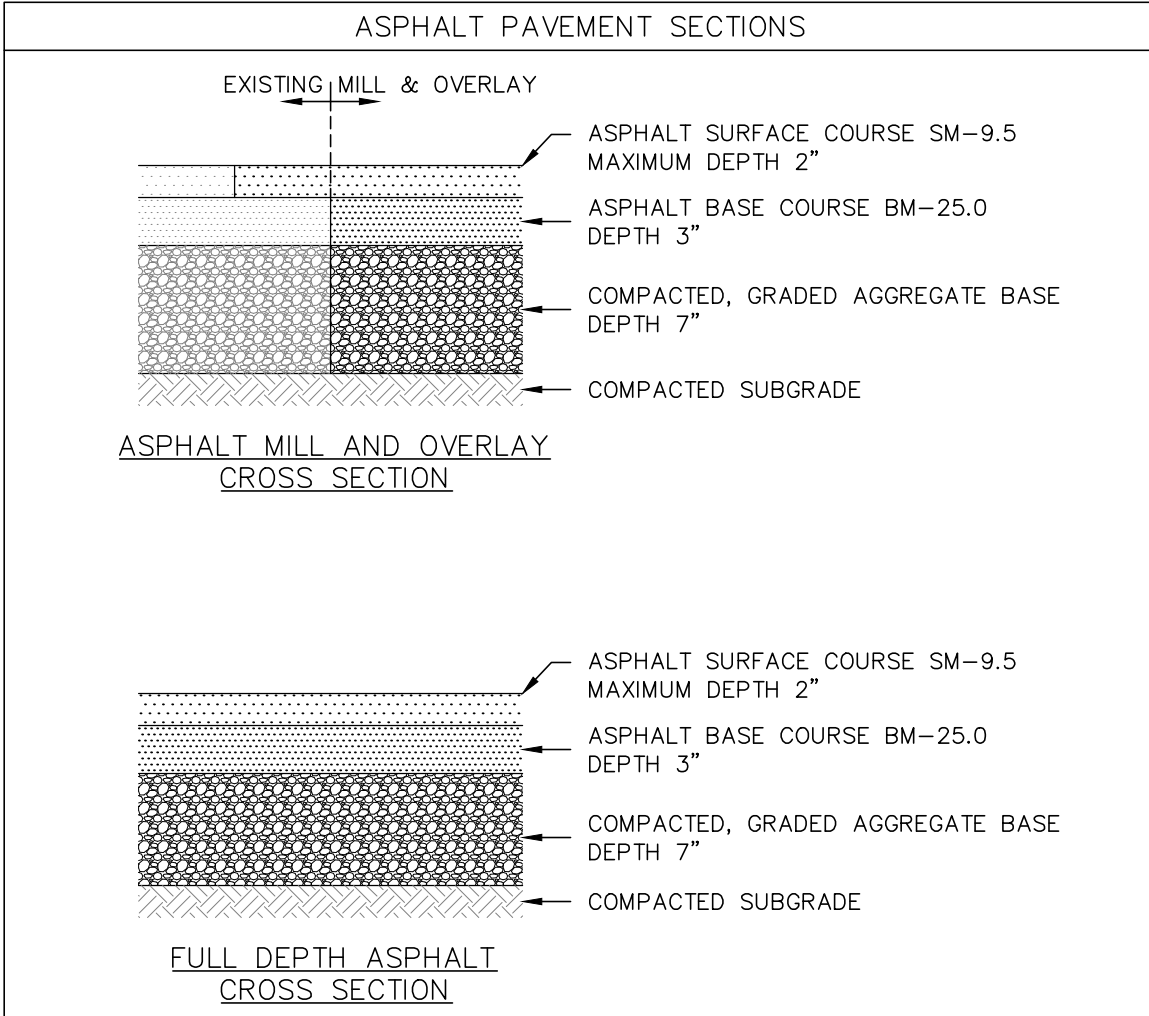
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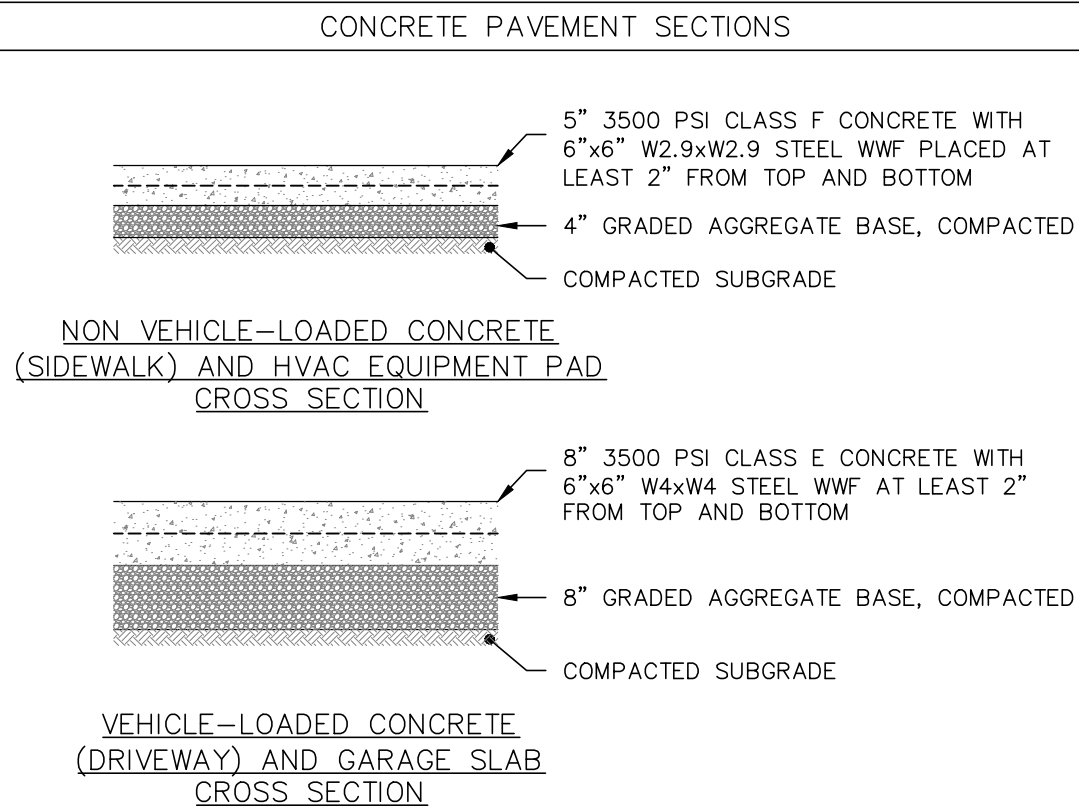
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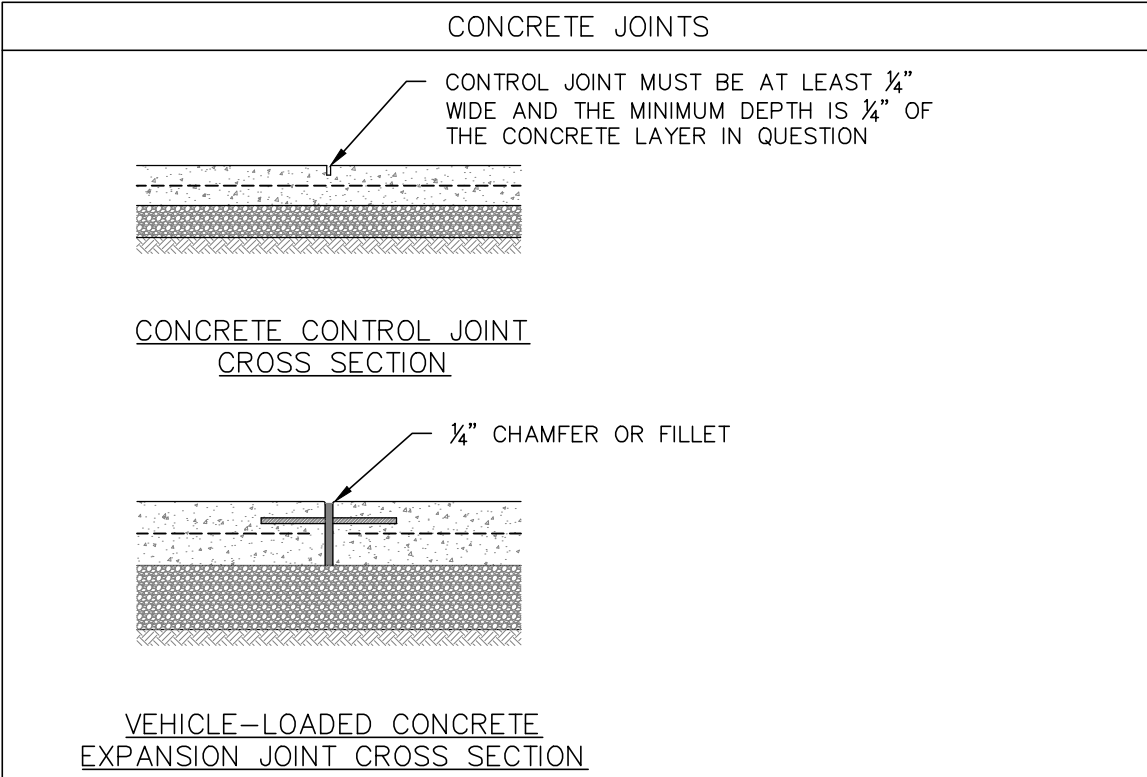
ASPHALT PAVEMENT SECTIONS NOTES

- MILL AND OVERLAY AS REQUIRED TO ATTAIN ADA ACCESSIBLE GRADES AND SLOPES AS REQUIRED.
- MINIMUM ASPHALT MILLING DEPTH IS 1".
- UTILIZE A VERTICAL SAWCUT AT THE INTERFACE BETWEEN EXISTING ASPHALT PAVEMENT AND MILLE AND OVERLAY SECTION.
- TACK COAT TO BE INSTALLED AT INTERFACE BETWEEN SURFACE AND BASE COURSE, AND BETWEEN MILL AND OVERLAY AND EXISTING PAVEMENT SECTIONS.



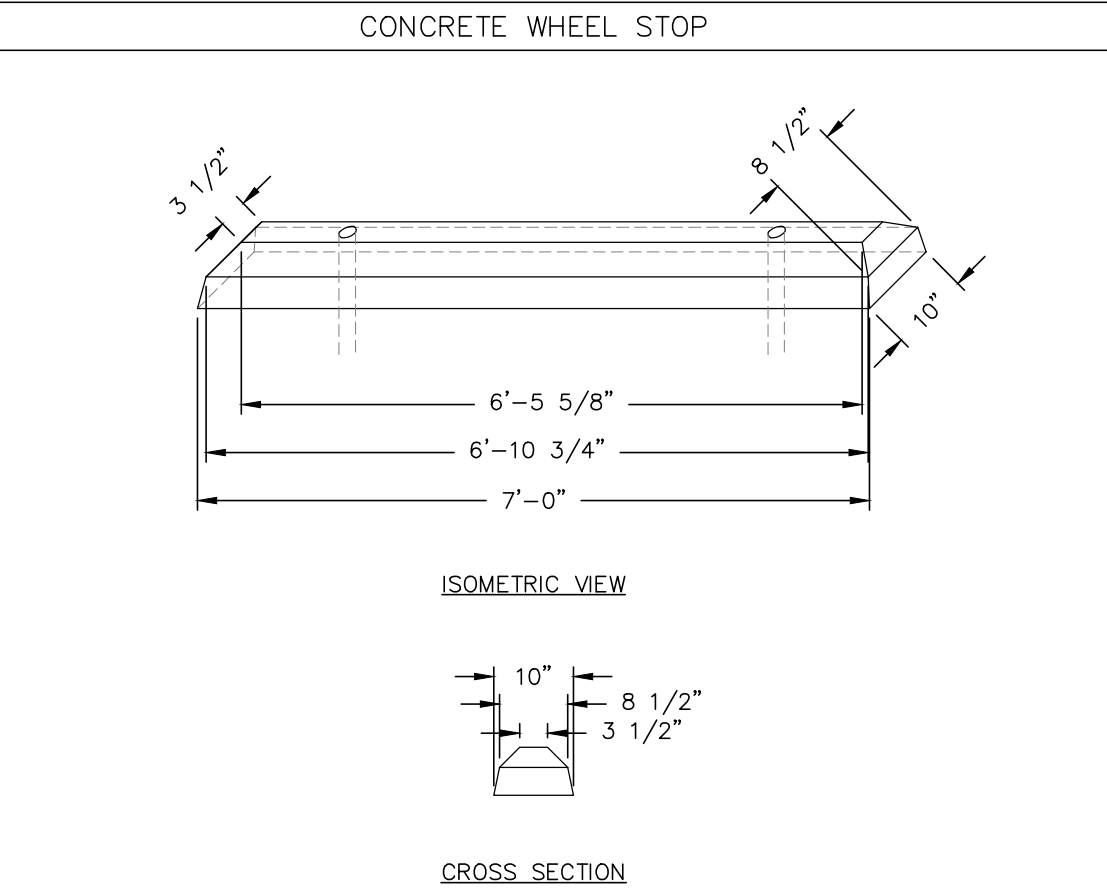
CONCRETE PAVEMENT SECTIONS NOTES

- CONTRACTOR TO REFER TO THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL & THE VIRGINIA CONSTRUCTION CODE FOR CONSTRUCTION METHODS AND MATERIALS.
- CONCRETE REINFORCEMENT MUST BE PLACED AT LEAST 2" FROM CONCRETE SURFACES AND EDGES. UTILIZE REINFORCEMENT STANDS IF REQUIRED.
- PROVIDE A LIGHT BROOM FINISH ON THE CONCRETE SURFACE.



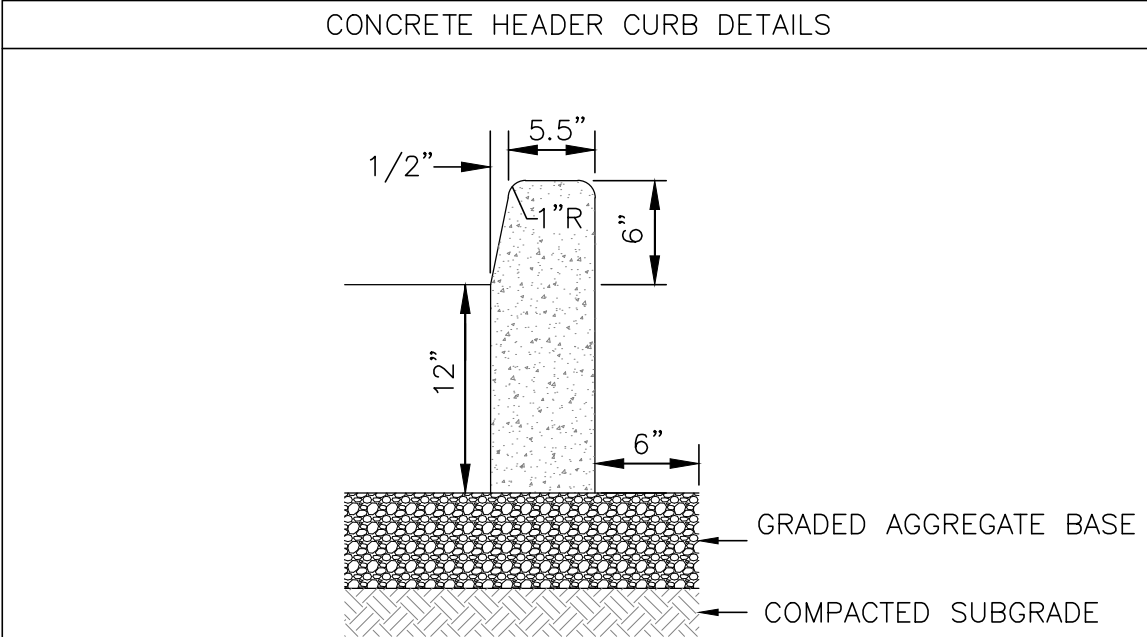
CONCRETE JOINTS NOTES

- CONTROL JOINTS SHOULD BE SPACED EQUAL TO THE WIDTH OF THE PAVEMENT IN QUESTION TO FORM SQUARES. HOWEVER, CONTROL JOINTS SHOULD BE PLACED NO MORE THAN 6' APART.
- EXPANSION JOINTS SHOULD BE PLACED NO MORE THAN 30' APART AND BE 1/2" WIDE. EXPANSION JOINTS SHOULD BE PLACED WHERE CONCRETE PAVEMENT ABUTS A STRUCTURE, WALL, COLUMN, FOOTING, OR CURB.
- EXPANSION JOINTS SHOULD CONSIST OF SEALED CORK, ASPHALT IMPREGNATED FIBER SHEETING, ISO STRIP OFF, OR APPROVED EQUIVALENT.
- DOWELS SHOULD BE GRADE 60 STEEL, AT LEAST 16" LONG, 3/4" MINIMUM DIAMETER, AND MAXIMUM 12" SPACING ON CENTER. EDGE OF DOWEL MUST BE AT LEAST 2" FROM CONCRETE SURFACE AND EDGES.



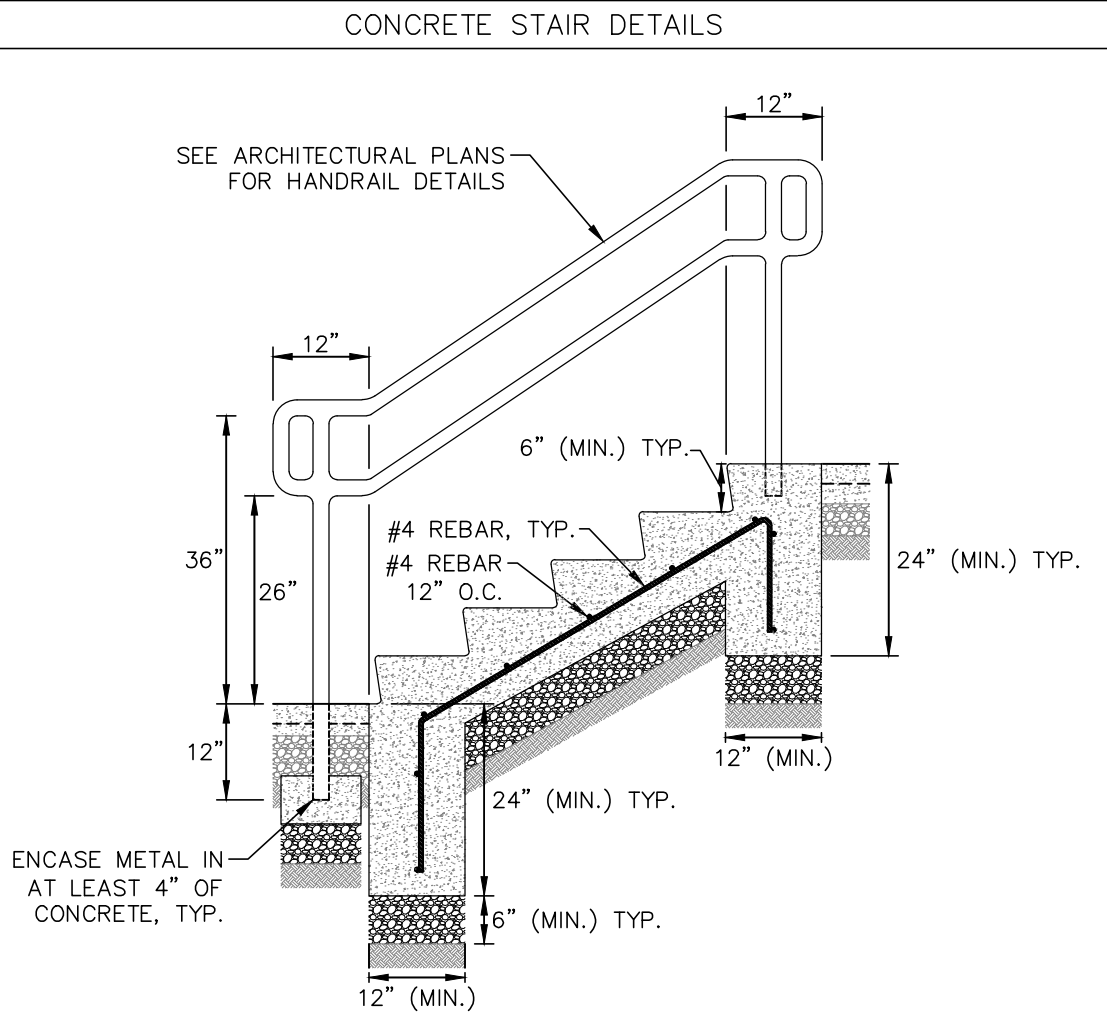
CONCRETE WHEEL STOP NOTES

- THE DIMENSION BETWEEN THE LONG EDGE OF THE CONCRETE WHEEL STOP CLOSEST TO THE END OF THE PARKING SPACE AND THE END OF THE PARKING SPACE IS 2.5'.
- THE CONCRETE WHEEL STOP SHALL BE PLACED CENTERED RELATIVE TO THE WIDTH AXIS OF THE PARKING SPACE.
- EACH CONCRETE WHEEL STOP MUST BE SECURED WITH TWO #7 REBAR ANCHORAGE PINS WITH A MINIMUM EMBEDMENT DEPTH OF 15".
- THE STEEL REINFORCEMENT IN THE CONCRETE WHEEL STOPS (EXCLUDING THE ANCHORAGE PINS) MUST BE #3 REBAR AND AT LEAST 2" FROM ALL FINISHED SURFACES.



CONCRETE HEADER CURB / CURB & GUTTER (PRIVATE PROPERTY) NOTES

- MATERIALS AND CONSTRUCTION METHODS SHALL BE CONSISTENT WITH THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL. CONCRETE SHALL BE 3500 PSI CLASS E CONCRETE.
- CONSTRUCT EXPANSION JOINTS AT MAX 15' INTERVALS, AT BEGINNING AND ENDS OF ALL CURVE P.O.T.S, AT STRUCTURES, AND AT MID POINT OF ALL CURB RETURNS. INSTALL 1/2" PRE-FORMED EXPANSION JOINT FILLER, NON-EXTRUDING.
- INSTALL 1/2" EXPANSION JOINT AT BACK OF CURB WHERE ADJACENT TO CONCRETE SIDEWALK.
- INSTALL BITUMINOUS SEALANT AGAINST FACE OF GUTTER ADJACENT TO ASPHALT PAVEMENT.
- WHENEVER NEW CONCRETE CURB (AND GUTTER) MEETS EXISTING CONCRETE CURB (AND GUTTER), ASSURE CURBS ARE ON LINE AND ON GRADE.
- TRANSITION CURBS SHALL BE USED WHENEVER A DIFFERENT TYPE OF CURB IS CALLED OUT. TRANSITIONS MUST BE 10' LONG (MIN.) UNLESS NOTED OTHERWISE.



CONCRETE STAIR DETAILS NOTES

- STAIR TREAD WIDTH IS 12" WITH A 1" RECESS. STAIR HEIGHT IS 6". REFER TO SITE PLAN FOR NUMBER OF STAIRS.
- ALL CONCRETE CORNERS AND EDGES SHOULD HAVE A FILLET OF 1/2".
- CONCRETE MUST HAVE A COMPRESSIVE STRENGTH OF 3500 PSI WITH NO BLACK PIGMENT ADDITIVE AND WITH A LIGHT BROOM FINISH.
- SUBGRADE MUST BE COMPACTED TO 95% PROCTOR DENSITY.
- HANDRAILS SHALL BE PAINTED MATTE BLACK.

SITE DETAILS NOTES

- REFER TO THE CIVIL COVER SHEET FOR ADDITIONAL NOTES.

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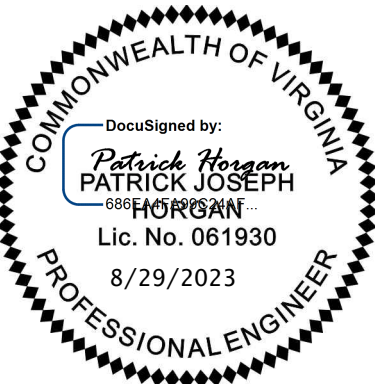
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SEAL



SITE DETAILS

DRAWING TITLE

005

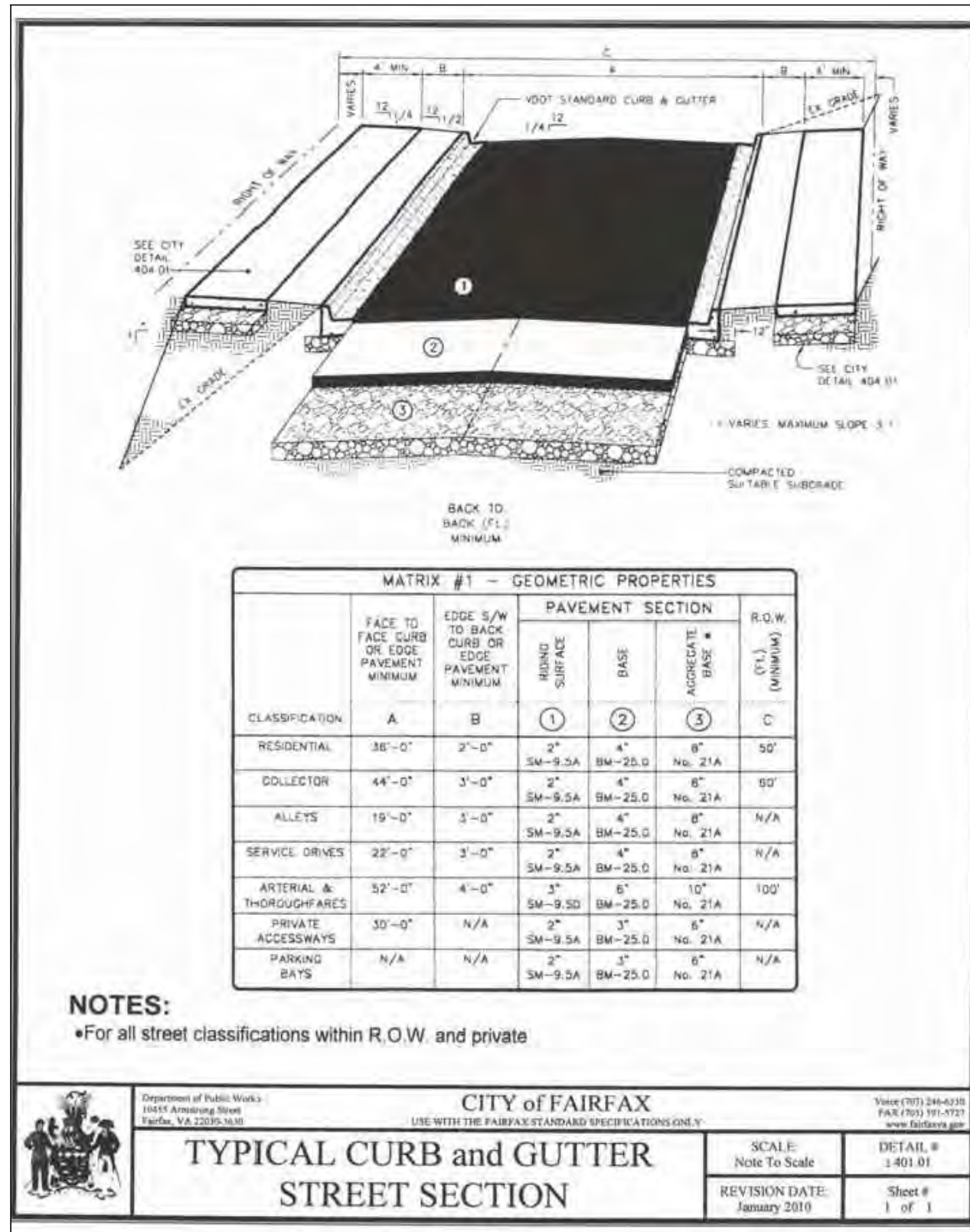
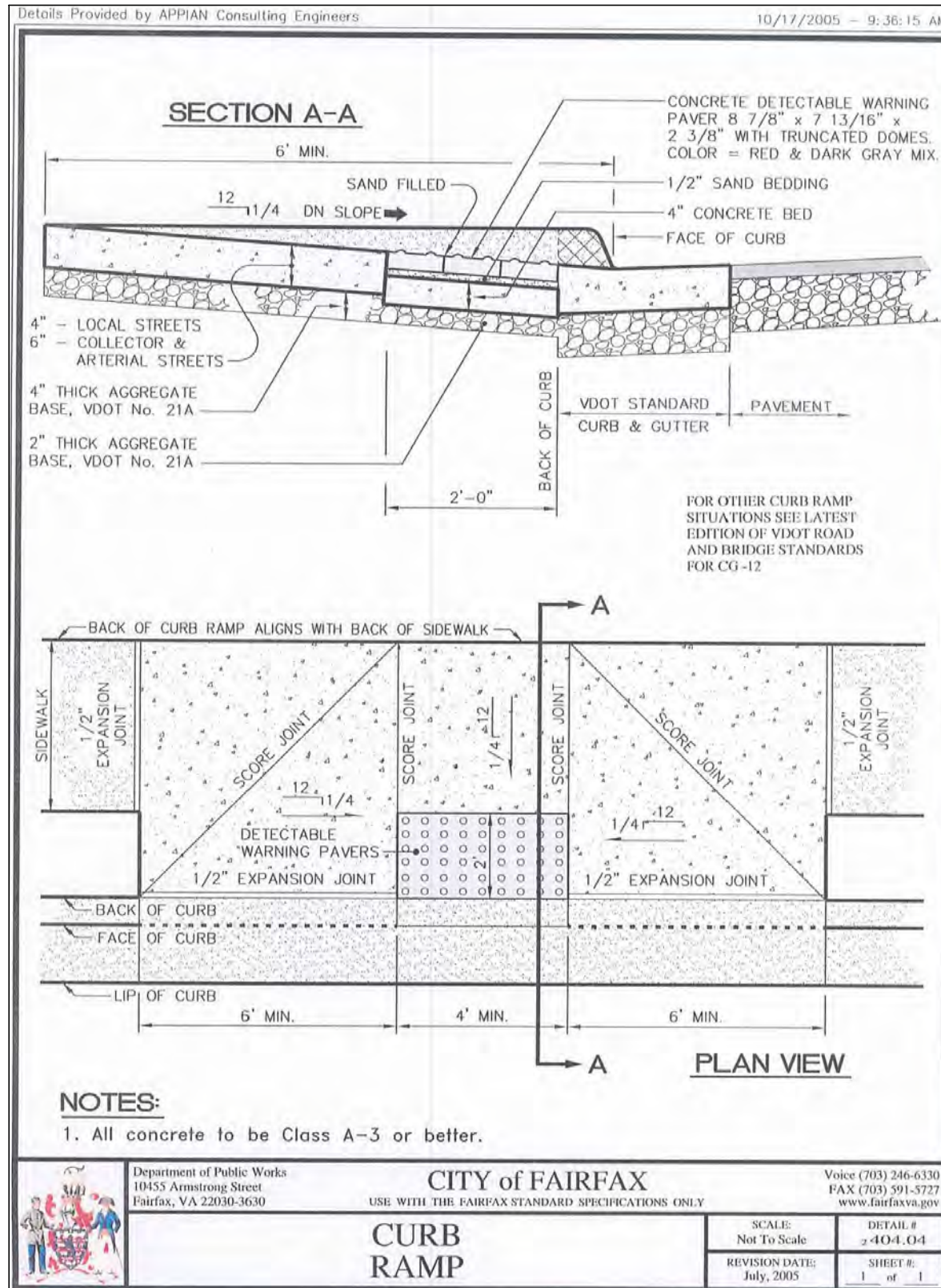
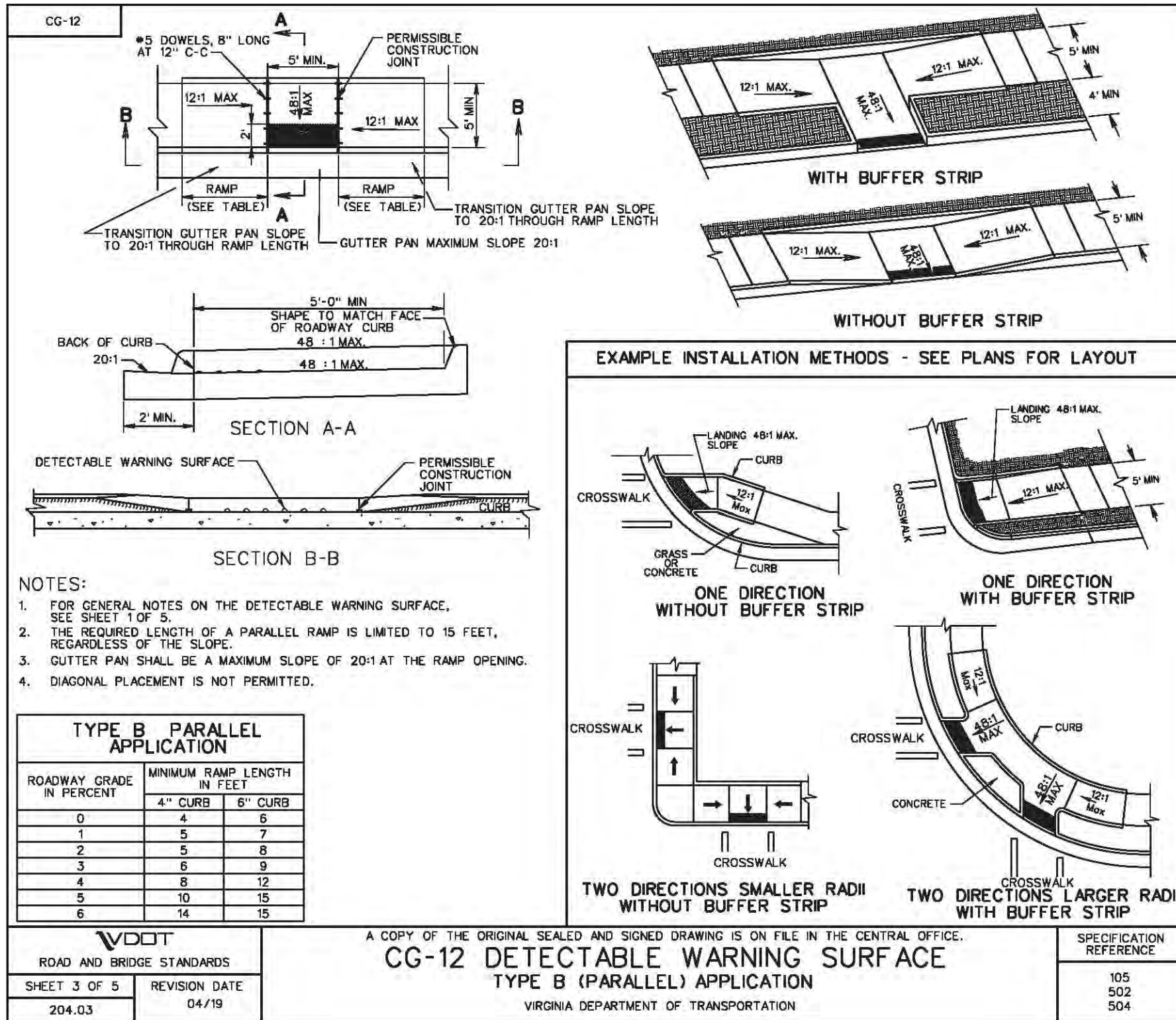
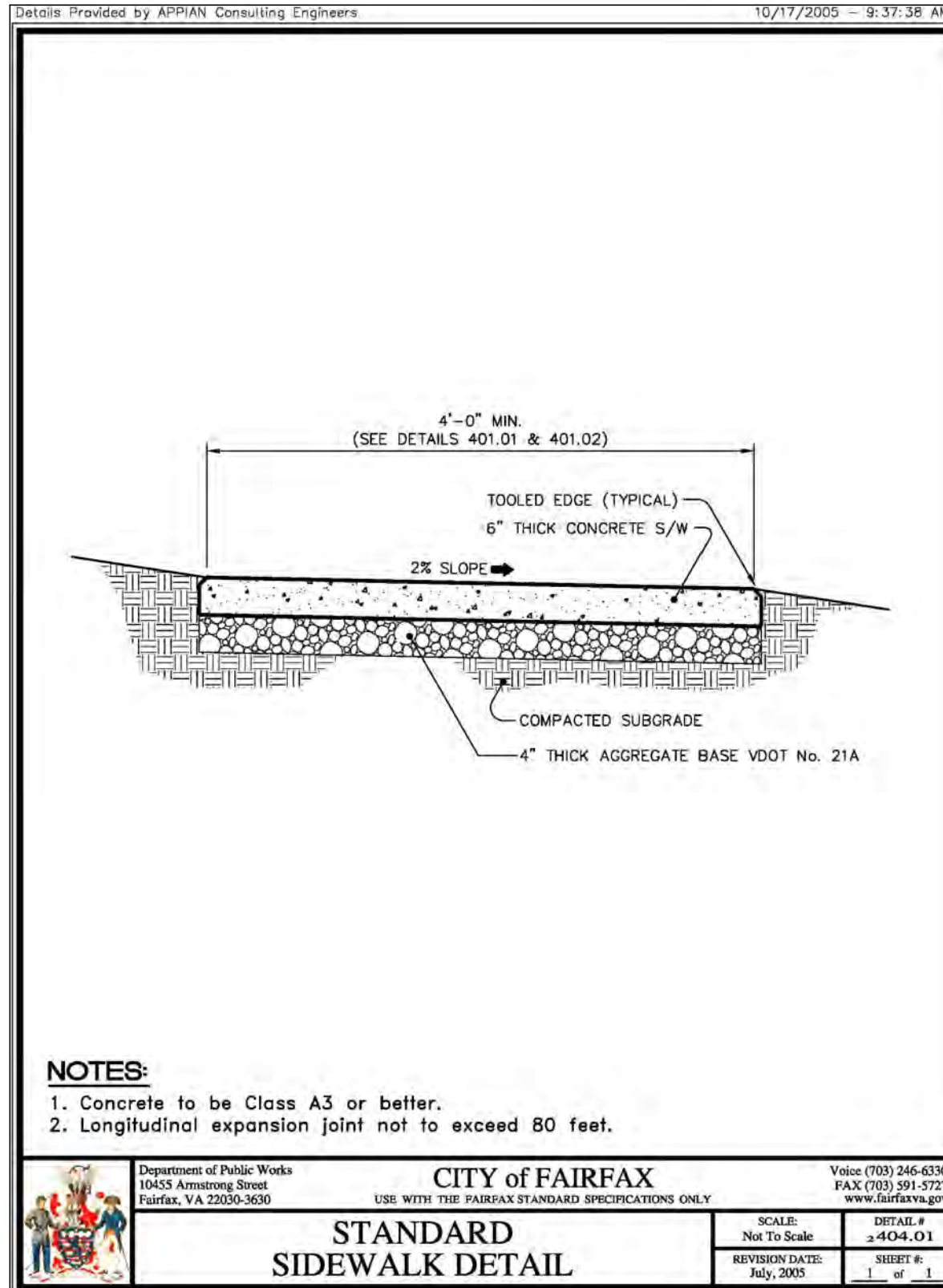
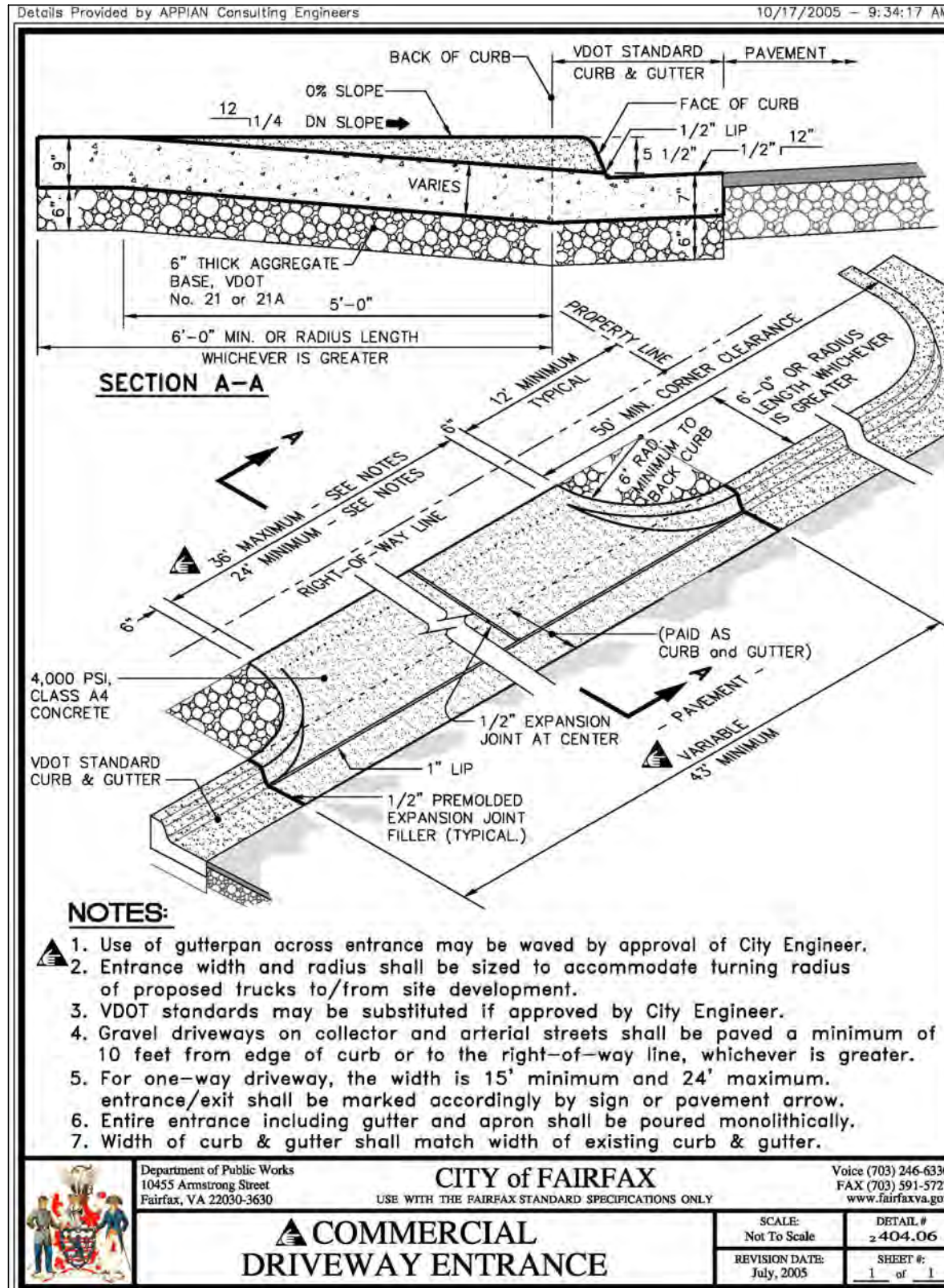
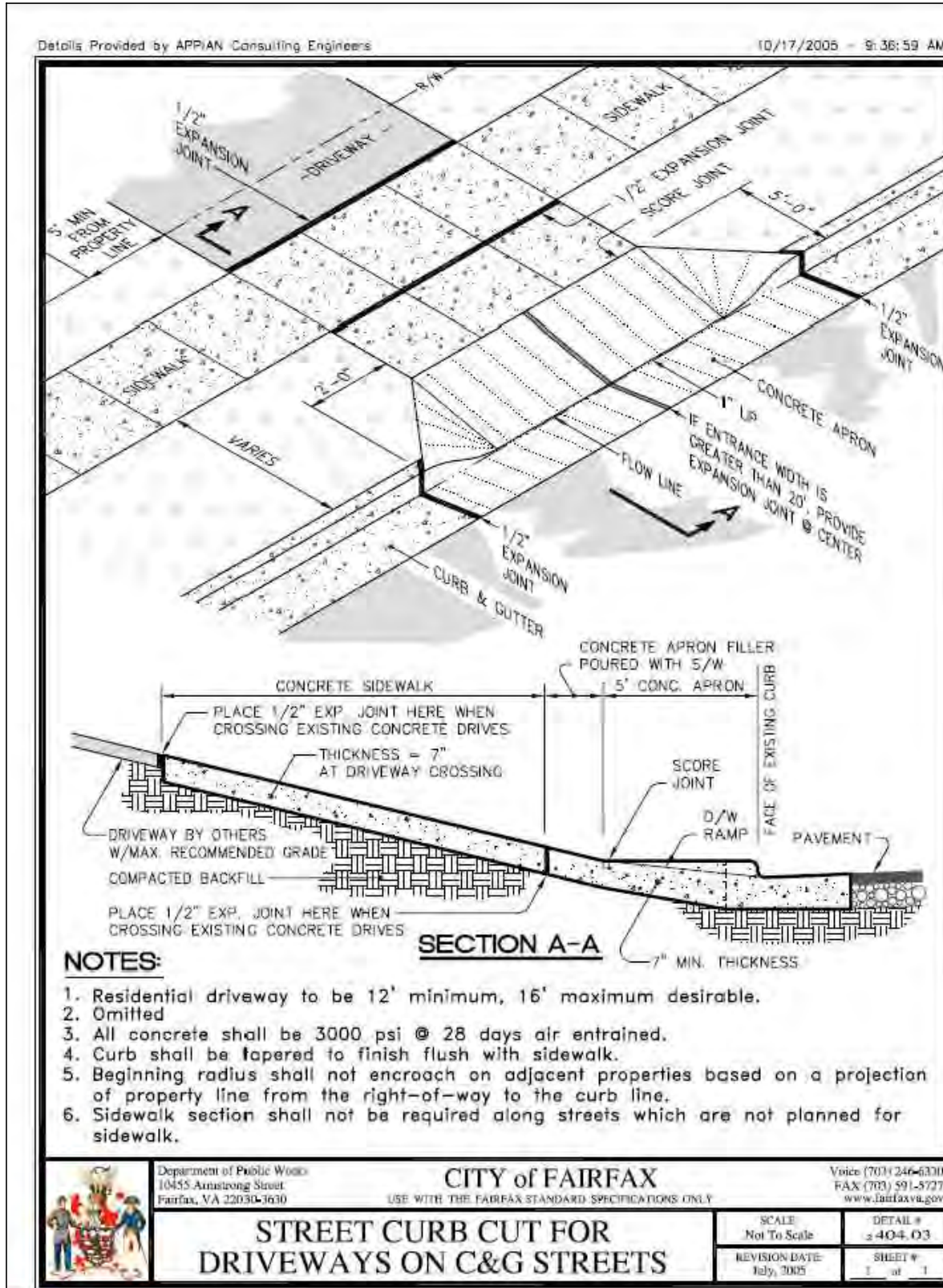
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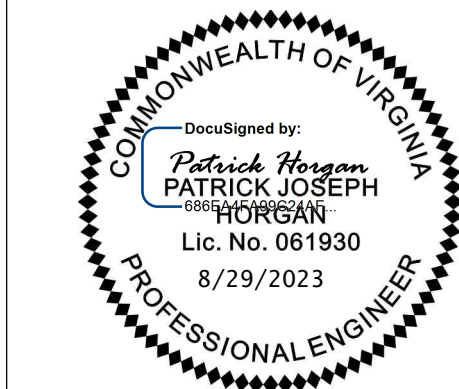
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SITE DETAILS NOTES

1. REFER TO THE CIVIL COVER SHEET FOR ADDITIONAL NOTES.

APPROVAL	DATE	REVISIONS
	03/04/2022	INITIAL SUBMISSION
	08/25/2022	SECOND SUBMISSION
	12/16/2022	THIRD SUBMISSION
	08/29/2022	FINAL SUBMISSION



NOT FOR CONSTRUCTION  
REZONING PLANS  
08/29/2023

FAIRFAX CITY DPW  
DETAILS

DRAWING TITLE

006

DRAWING NO.



UTILITY PLAN LEGEND

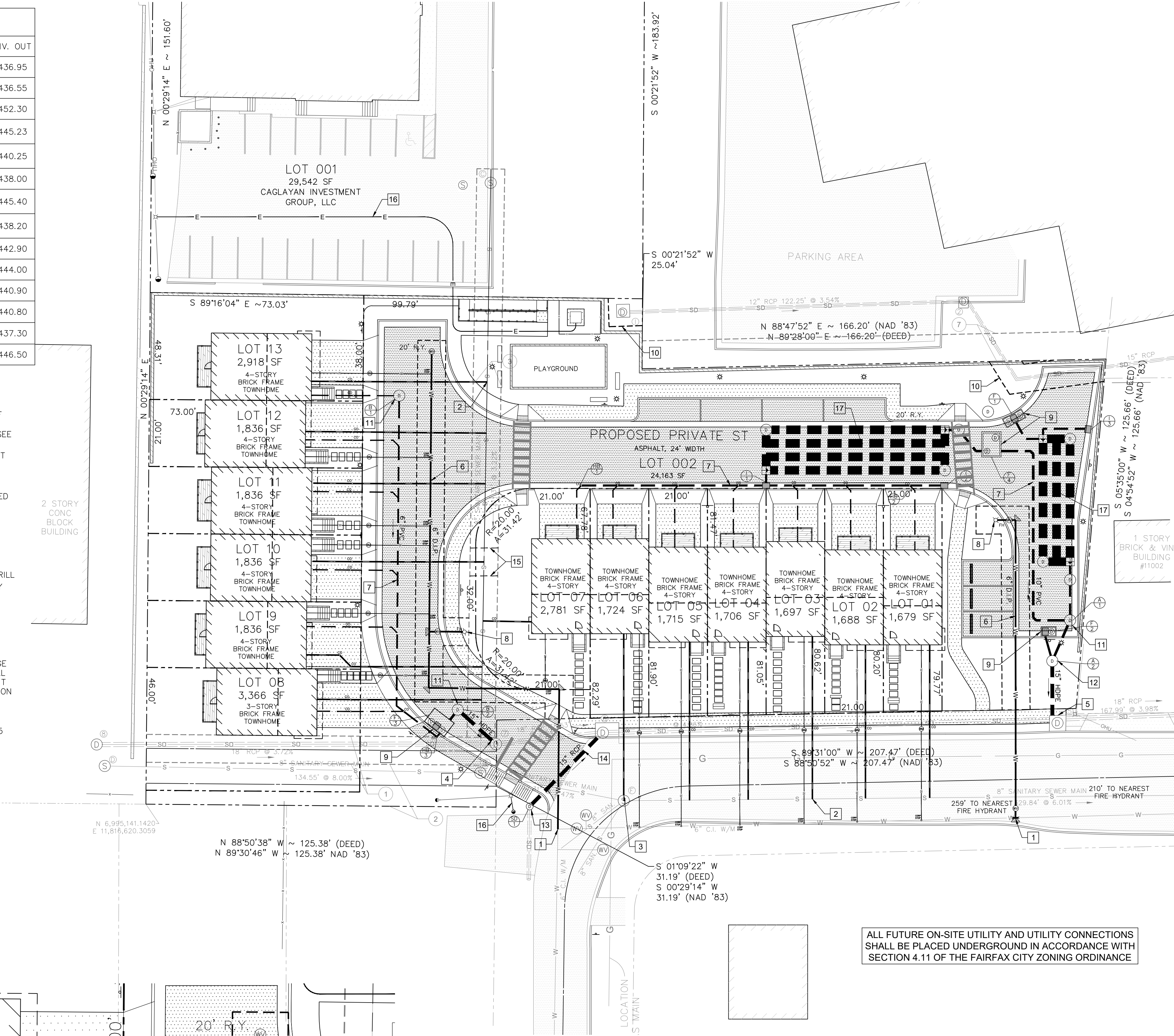
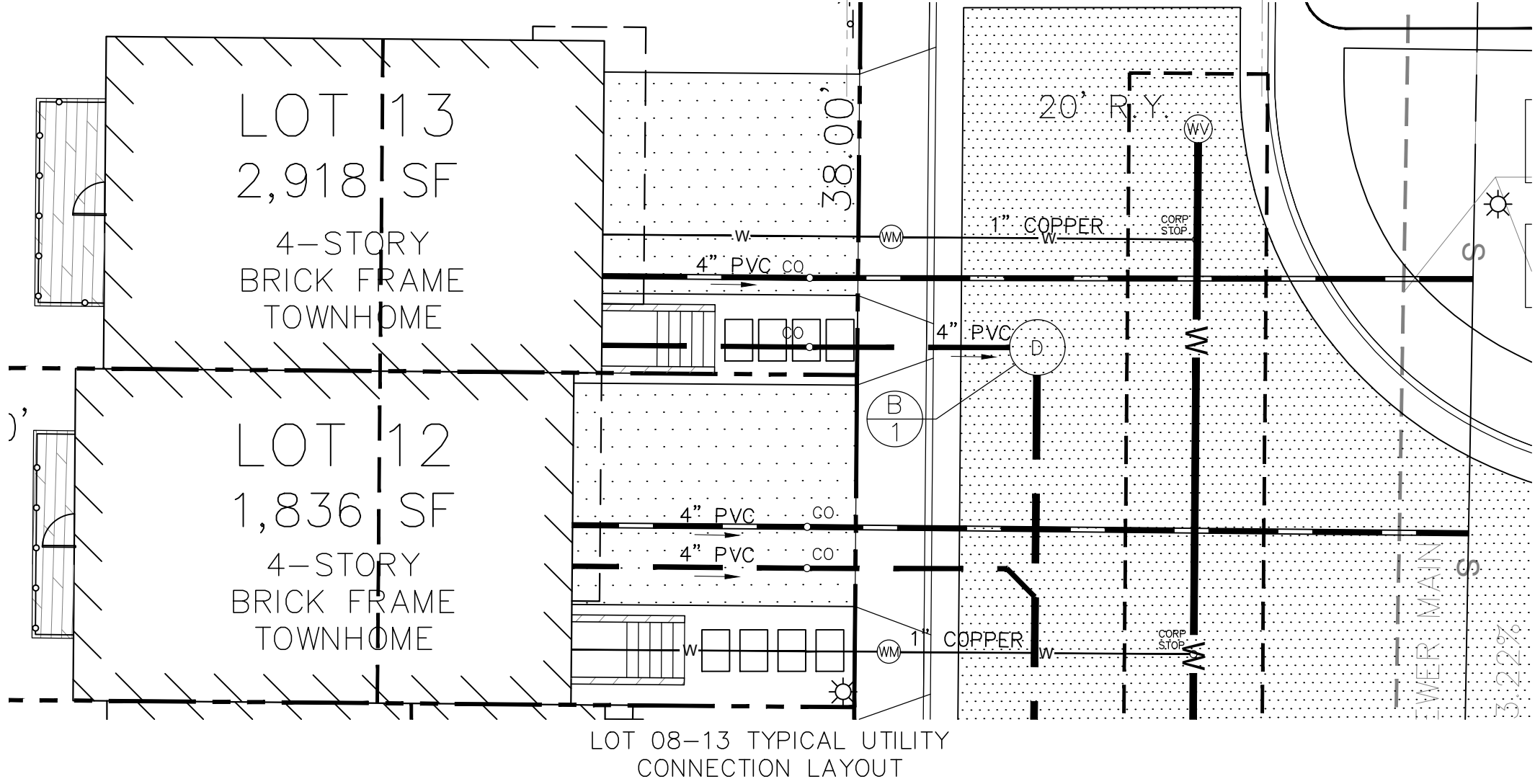
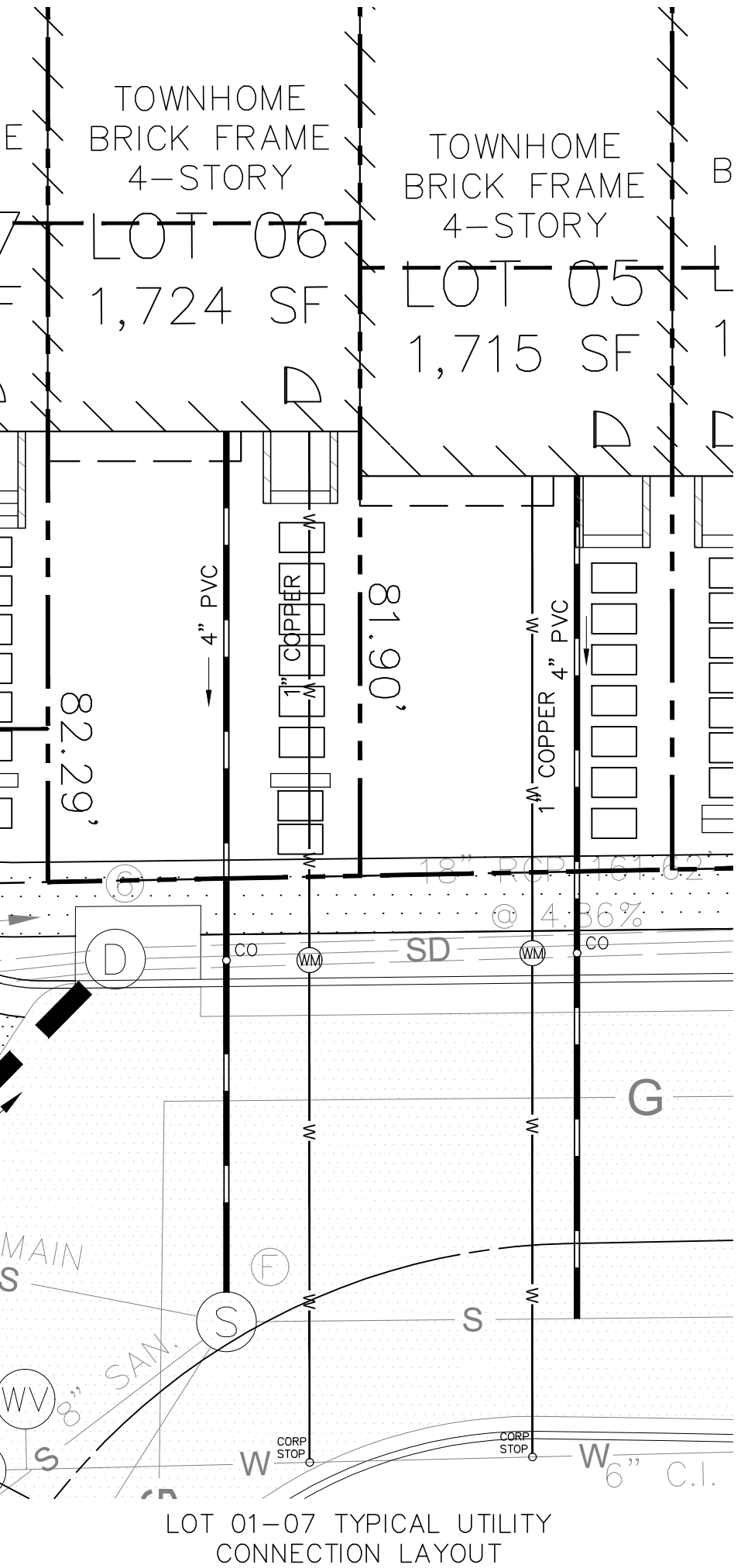
	4" PVC	COMBINED/SANITARY SEWER
	COMBINED/SANITARY SEWER MANHOLE	
	6" PVC	STORM SEWER LATERAL
	STORM SEWER MANHOLE	
	PERFORATED SCH40 PVC UNDERDRAIN	
	CLEANOUT	
	OBSERVATION WELL	
	X" COPPER	WATER SERVICE LATERAL
	TEE CONNECTION W/ SOLID SLEEVES	
	DETENTION PIPE TEE CONNECTION	
	WATER METER	
	WATER VALVE	
	CURB STOP	
	CORPORATION STOP	
	CONCRETE THRUST BLOCK	
	FIRE HYDRANT	
	UNDERGROUND ELECTRIC LIN	

UTILITY PLAN KEYNOTES

- NEW CONNECTION TO EXISTING FAIRFAX WATER 6" D.I.P. WATER MAIN
- TYPICAL 4" SCH40 PVC SANITARY SEWER LATERAL W/ CLEANOUT AS SHOWN. BACKWATER VALVE MAY BE REQUIRED. TIE-IN TO 8" SANITARY SEWER MAIN WITH 45° BEND AND 4"x8" ECCENTRIC WYE BRANCH CONNECTION AND CONCRETE CRADLE (STD. DETAIL 4.12).
- TYPICAL 4" SCH40 PVC SANITARY SEWER LATERAL W/ CLEANOUT AS SHOWN. BACKWATER VALVE MAY BE REQUIRED. TIE-IN TO EXISTING MANHOLE WITH CORE-DRILL CONNECTION.
- NEW 15" HDPE STORM MAIN CONNECTION TO FAIRFAX CITY EXISTING 18" R.C.P. STORM MAIN VIA CORE DRILL INTO EXISTING CONCRETE MANHOLE.
- NEW 15" HDPE STORM CONNECTION TO FAIRFAX CITY EXISTING 18" R.C.P. STORM MAIN VIA CORE DRILL TO EXISTING CURB INLET.
- NEW 6" D.I.P. FAIRFAX WATER MAIN ON PRIVATE PROPERTY WITH 10-FT SURROUNDING UTILITY EASEMENT.
- NEW 6-10" SCH80 PVC STORM MAIN TO BE PRIVATELY OWNED AND MAINTAINED (TYPICAL).
- NEW FAIRFAX WATER FIRE HYDRANT WITHIN 10-FT UTILITY EASEMENT.

- ADS BAYFILTER WITH BUILT IN OR CONNECTING INLETS WITH GRATE COVER TO COLLECT RUNOFF FROM PROPOSED PRIVATE STREET.
- 6-10" SCH40 PVC OVERFLOW PIPE PROVIDED. SEE SHEET 012 FOR ADDITIONAL INFORMATION.
- PROPOSED 10-FT WIDE STORM SEWER EASEMENT OVER EXISTING STORM SEWER MAIN AND STRUCTURE.
- ADS 48" HP STORM DRAIN MANHOLE (H=20 LOADING) PROVIDE CONCRETE LOAD RING POURED IN PLACE AROUND GRATE AND FRAME.
- ADS 48" HP STORM DRAIN MANHOLE.
- NEW 48" CONCRETE STORM MANHOLE CONNECT EXISTING 15" DRIVEWAY CULVERT TO MANHOLE.
- NEW 15" RCP STORM MAIN CONNECT TO EXISTING CURB INLET VIA CORE DRILL.
- 10-FT UTILITY EASEMENT FOR LOT 10 SANITARY SEWER LATERAL ENCRDACHING INTO LOT 07.
- EXISTING DOMINION UTILITY POLE TO BE RELOCATED TO ALLOW FOR NEW COMMERCIAL ENTRANCE, CONCRETE SIDEWALK, AND ADA CONCRETE RAMP. UTILITY POLE SHALL BE RELOCATED PER CURRENT DOMINION POWER STANDARDS AND SPECIFICATIONS. EXISTING OVERHEAD UTILITIES ALONG PROPERTY FRONTAGE SHALL BE PLACED UNDERGROUND. IF ADDITIONAL R.O.W. DEDICATION OR EASEMENT IS REQUIRED IT SHALL BE PROVIDED. FINAL DESIGN AND LOCATION TO BE DETERMINED DURING SITE PLAN REVIEW.
- NEW UNDERGROUND DETENTION PIPE SYSTEM UNDERNEATH PRIVATE ROAD TO BE PRIVATELY OWNED AND MAINTAINED. SEE SHEET 012 & 015 FOR DETAILED DESIGN INFORMATION.

STORMWATER STRUCTURE TABLE				
STRUCTURE ID	DESCRIPTION	RIM ELEV.	INV. IN	INV. OUT
A1	48" HP MANHOLE	443.25	N=437.05 W=437.05	436.95
A2	48" HP MANHOLE	442.00	NE=436.65 NW=437.50	436.55
B1	48" HP MANHOLE	455.30		452.30
B2	48" HP MANHOLE	449.50	445.33	445.23
F1	CBF-7 ADS BAYFILTER	444.00		440.25
F2	CBF-6 ADS BAYFILTER	443.00		438.00
F3	6'X9' CONCRETE VAULT W/ ADS BAYFILTERS	449.50	447.25	445.40
F4	6'X9' CONCRETE VAULT W/ ADS BAYFILTERS	445.20	440.70	438.20
I1	2'X3' CURB INLET	448.60	W=443.00 E=443.00	442.90
I2	2'X3' CURB INLET	445.65		444.00
I3	2'X3' CURB INLET	443.90		440.90
UDP-1	36" HDPE DETENTION PIPE	446.00		442.80
UDP-2	36" HDPE DETENTION PIPE	443.50		439.75
SD 1	48" CONC. MANHOLE	450.00		446.60

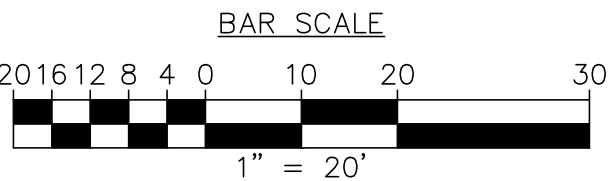


ALL FUTURE ON-SITE UTILITY AND UTILITY CONNECTIONS SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 4.11 OF THE FAIRFAX CITY ZONING ORDINANCE

UTILITY PLAN NOTES

- THIS PLAN CONVEYS INFORMATION PERTAINING TO THE 'WET' UTILITIES, CONSISTING OF SANITARY SEWER, STORM SEWER, AND WATER DISTRIBUTION PIPES. ANY 'DRY' UTILITY INFORMATION SHOWN IS FOR INFORMATION AND COORDINATION PURPOSES ONLY.
- UNLESS OTHERWISE APPROVED BY THE FAIRFAX WATER INSPECTOR, MAINTAIN A MINIMUM 12" OF VERTICAL AND HORIZONTAL CLEARANCE BETWEEN FAIRFAX WATER UTILITIES AND OTHER UTILITIES IN PUBLIC SPACE.
- REFER TO THE CIVIL COVER SHEET FOR ADDITIONAL INFORMATION.

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NOT FOR CONSTRUCTION

REZONING PLANS

08/29/2023

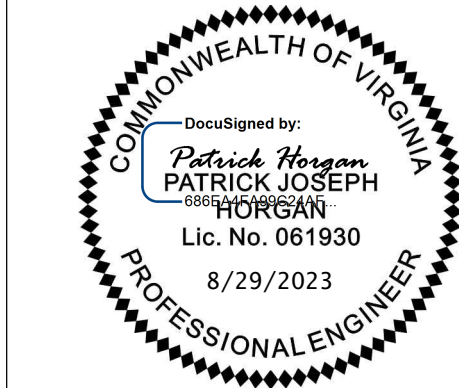
11004 & 11006 PARK RD  
FAIRFAX, VA 22306  
TAX MAP #57-140-002  
SQUARE 02, LOT 002

CLIENT  
EMRE ZIREKOGLU  
CAGLAYAN INVESTMENT GROUP  
32713 LATROBE ST  
CHANTILLY, VA 20152  
571.594.6363

CONTRACTOR  
TBD

CIVIL ENGINEER  
PATRICK HORGAN  
HUSKA CONSULTING, LLC  
1050 30TH STREET, NW  
WASHINGTON, DC 20007  
703.425.3862

LAND SURVEYOR  
DOMINION SURVEYS, INC.  
8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VA 22309  
703.619.6555



SEAL

UTILITY PLAN

DRAWING TITLE

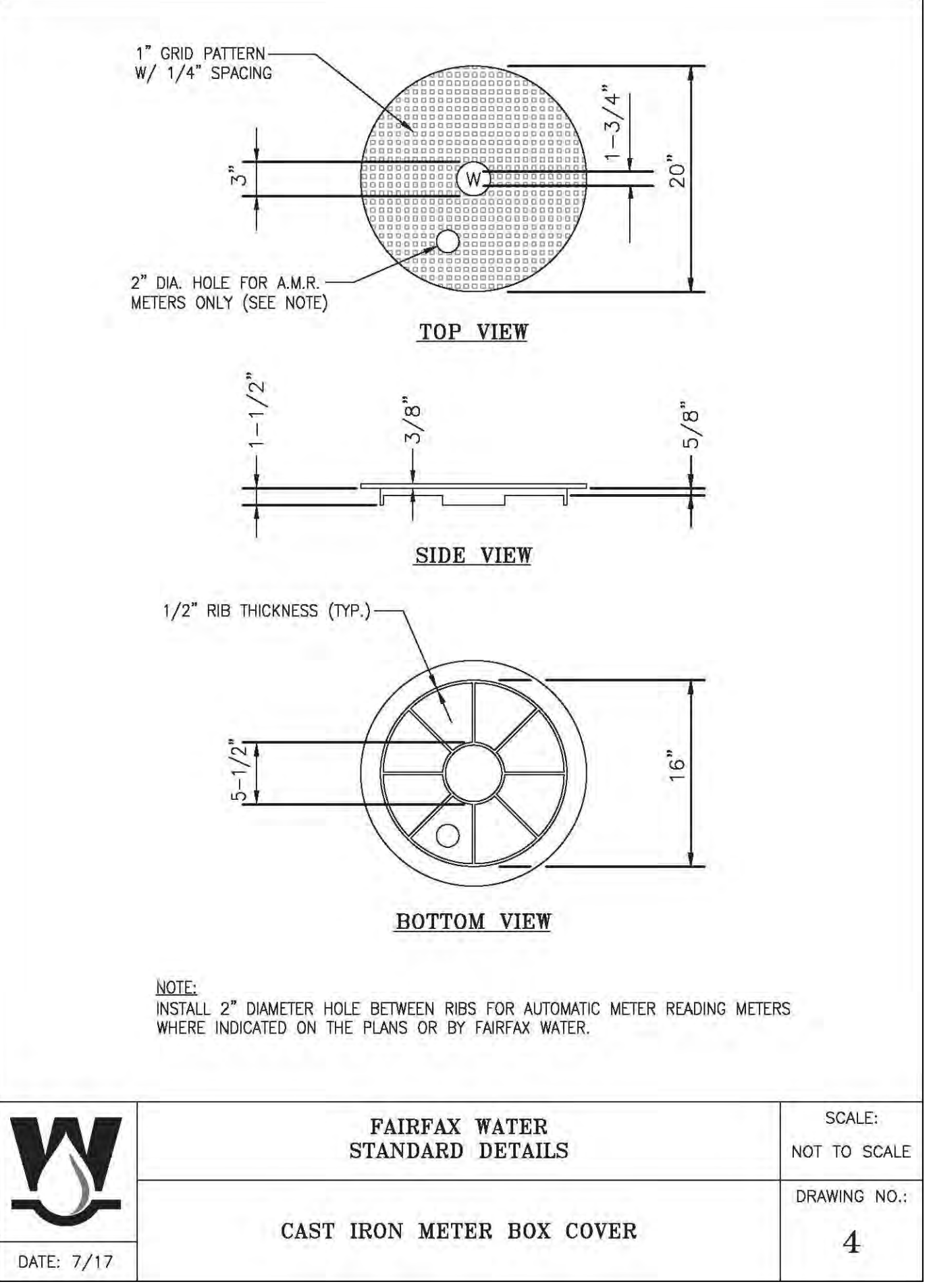
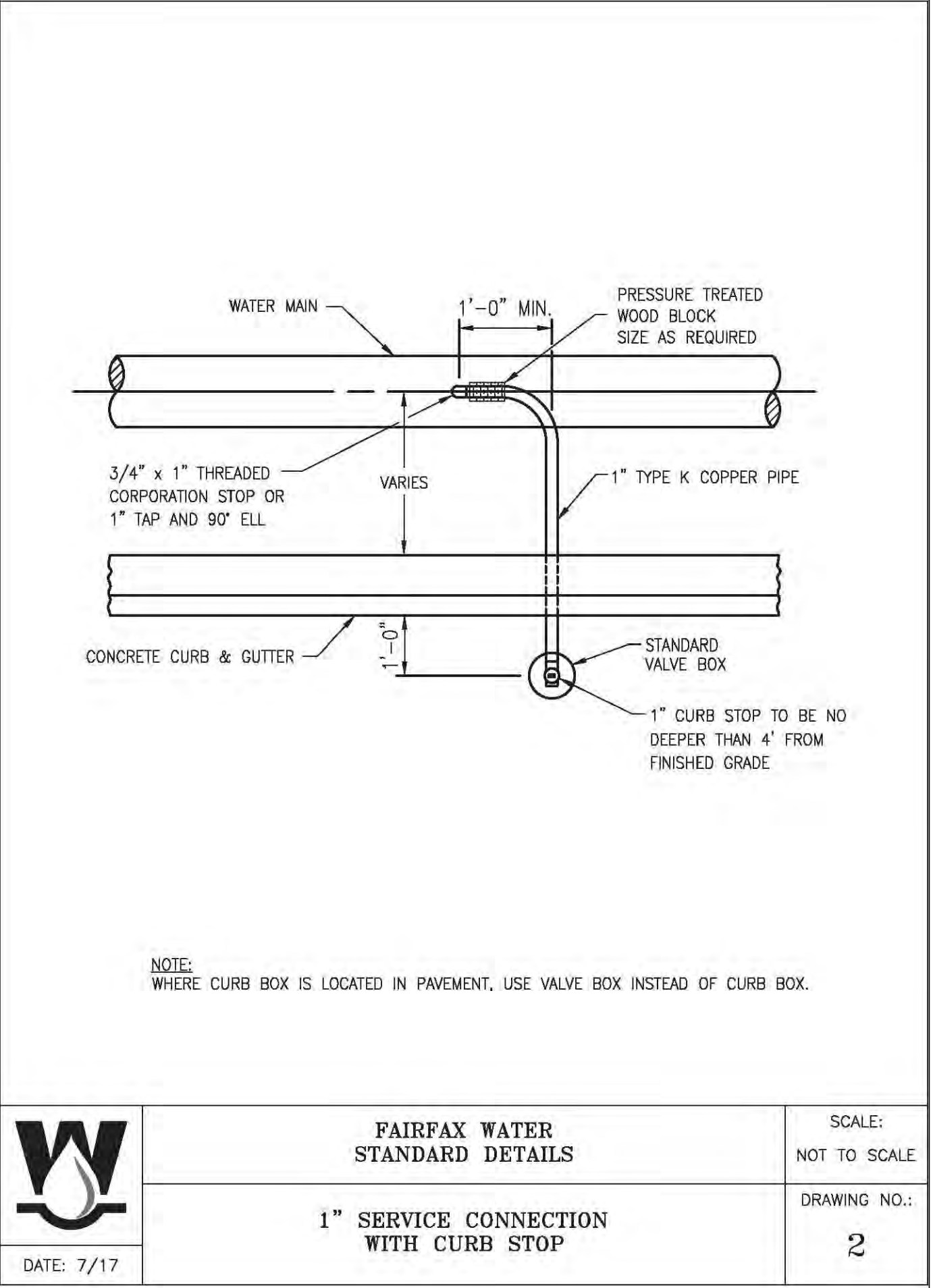
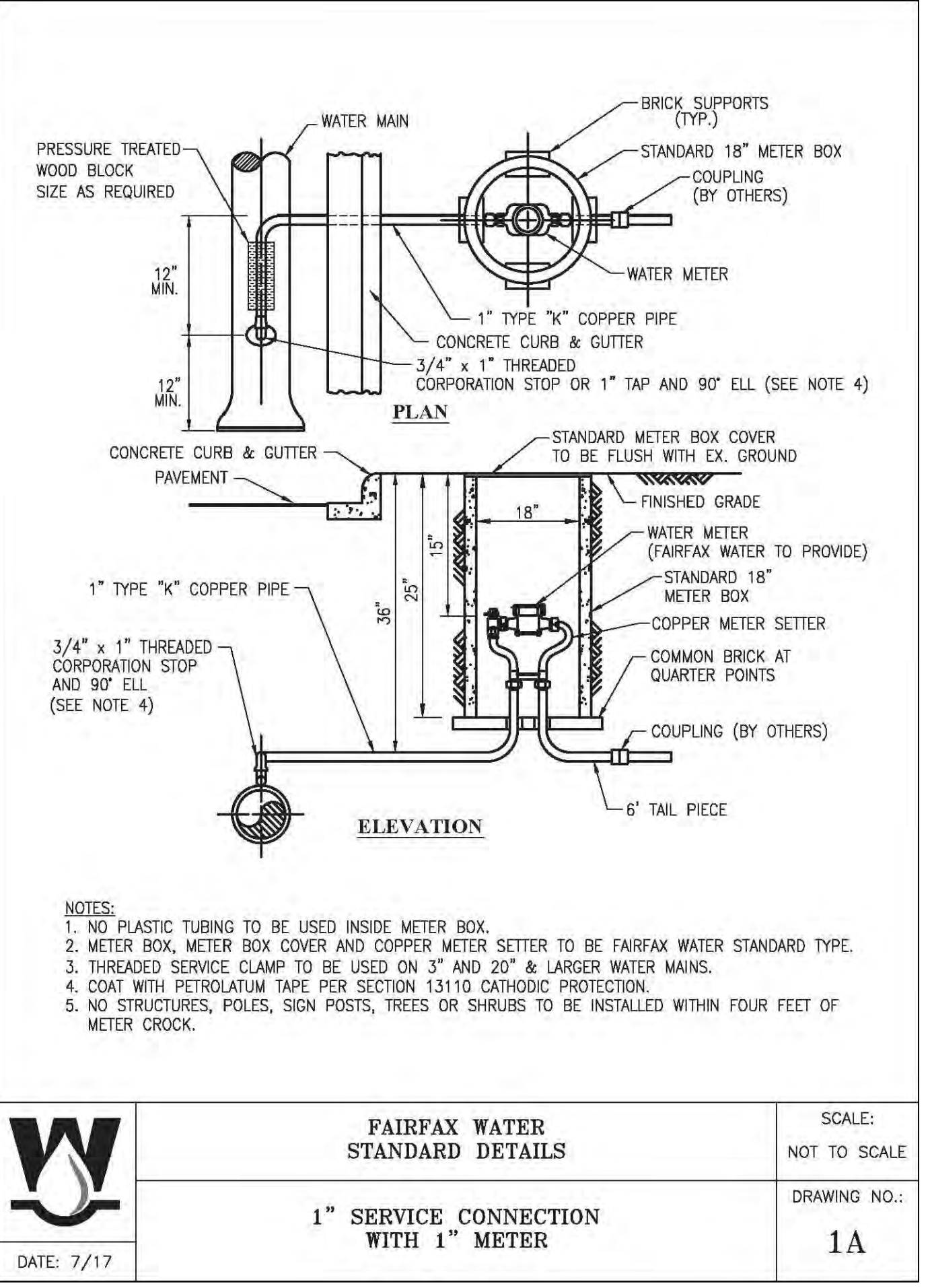
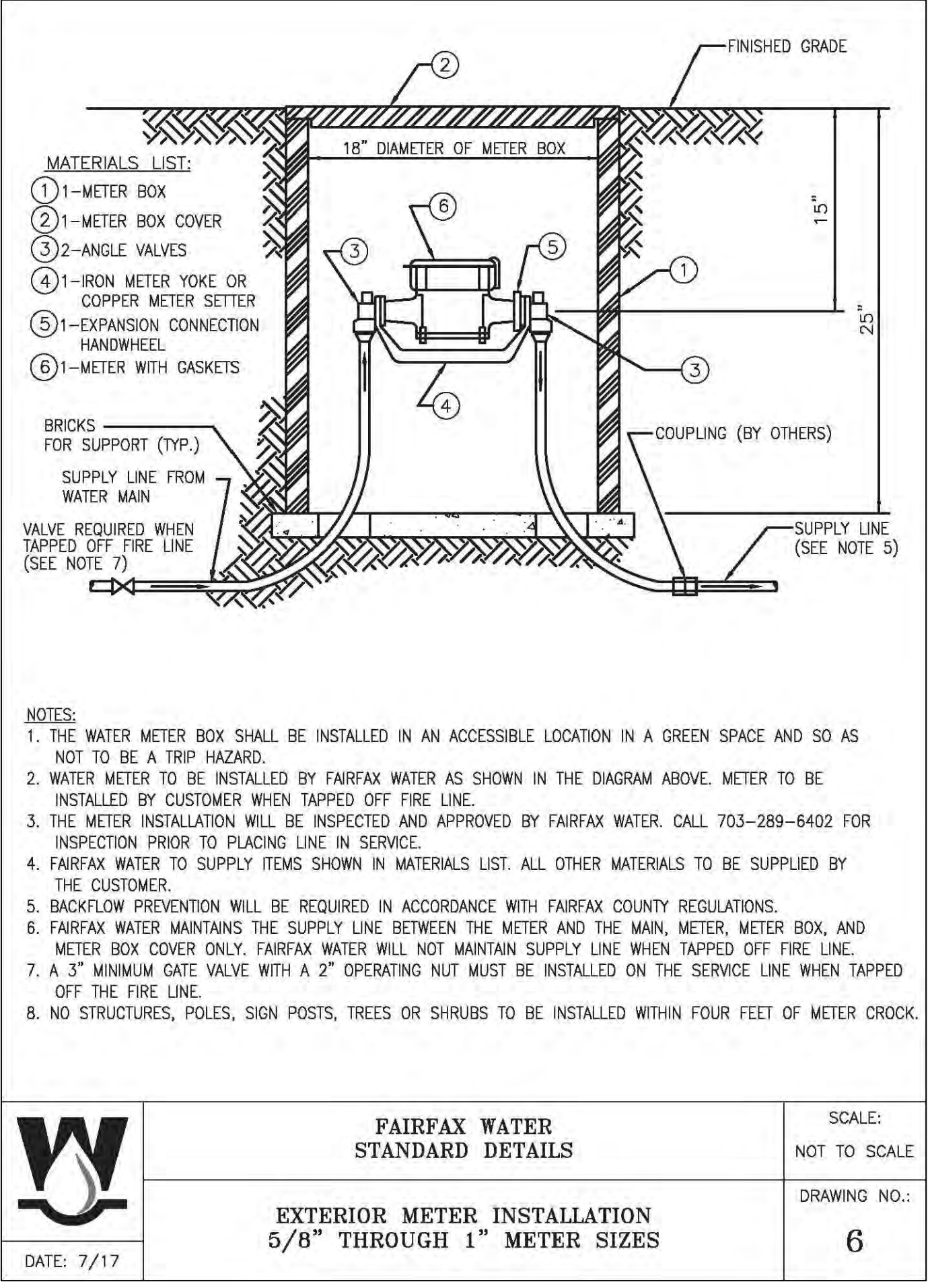
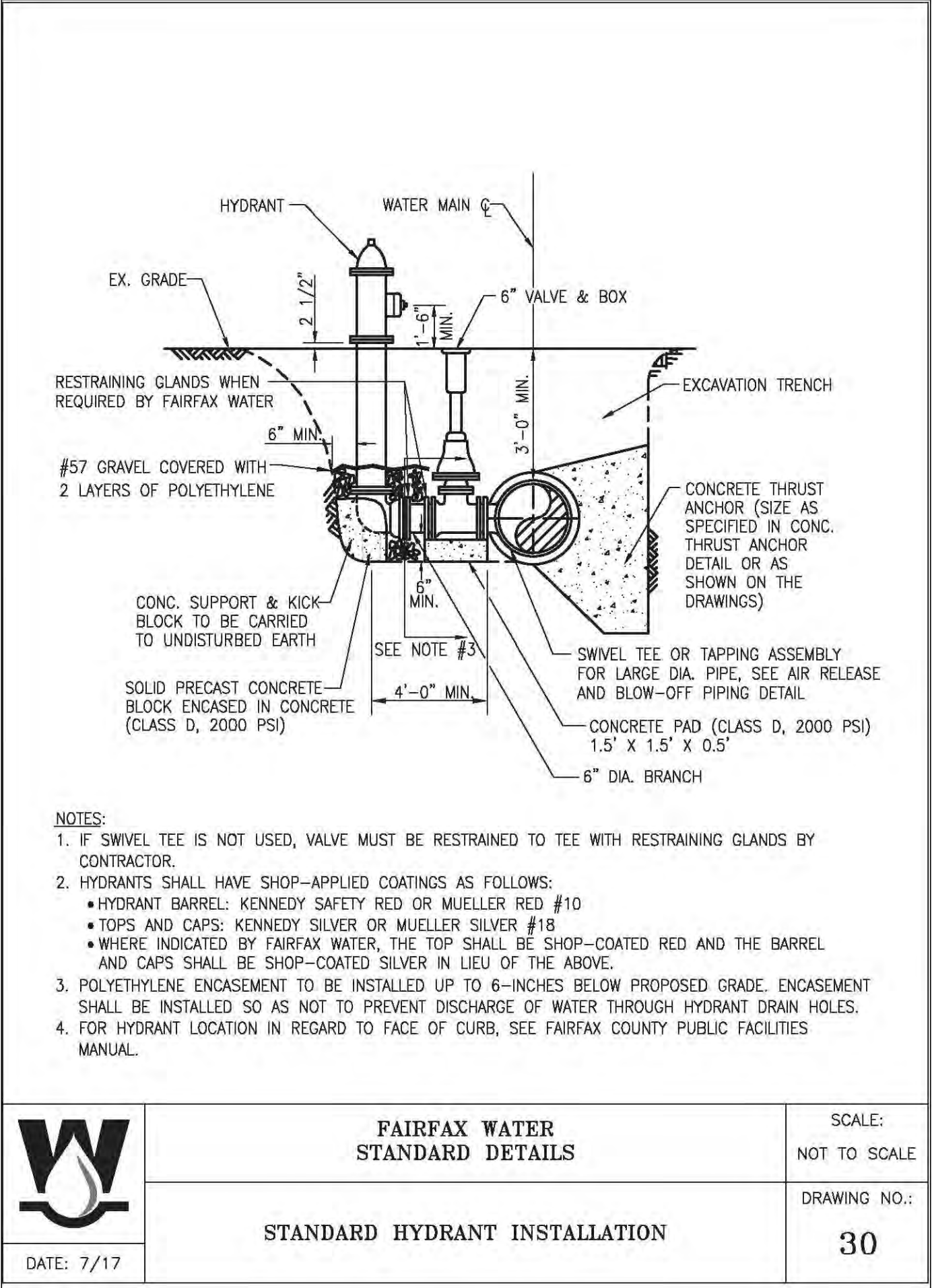
007

DRAWING NO.



DRAWING NO.





UTILITY DETAILS NOTES

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NOT FOR CONSTRUCTION
REZONING PLANS
08/29/2023

11004 & 11006 PARK RD  
FAIRFAX, VA 22306  
TAX MAP #57-1-40-002  
SQUARE 02, LOT 002

CLIENT  
EMRE ZIREKOGLU  
CAGLAYAN INVESTMENT GROUP  
32713 LATROBE ST  
CHANTILLY, VA 20152  
571.594.6363

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DOMINION SURVEYS, INC.  
8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VA 22309  
703.619.6555

SEAL

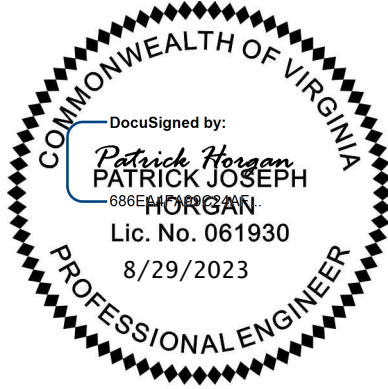
FAIRFAX WATER  
DETAILS

REZONING PLANS

08/29/2023

009

DRAWING NO.













STORMWATER MANAGEMENT PLAN LEGEND

----- DRAINAGE DIVIDE

STORMWATER MANAGEMENT PLAN KEYNOTES

- 1

CBF-7 PRECAST HP VAULT WITH GRATE INLET (F-1)  
ADS BAYFILTER CARTRIDGE MODEL: 645 (ENHANCED)  
NUMBER OF CARTRIDGES: 2  
8" SCH80 PVC OUTLET PIPE TO TIE INTO UDP-2
- 2

CBF-6 PRECAST HP VAULT WITH GRATE INLET (F-2)  
ADS BAYFILTER CARTRIDGE MODEL: 645 (ENHANCED)  
NUMBER OF CARTRIDGES: 1  
8" SCH80 PVC OUTLET PIPE TO TIE INTO A2 AND CITY STORM SEWER SYSTEM
- 3

6'X9' PRECAST CONCRETE VAULT WITH GRATE INLET (F-3)  
ADS BAYFILTER CARTRIDGE MODEL: 645 (ENHANCED)  
NUMBER OF CARTRIDGES: 4  
10" SCH80 PVC PIPE TO TIE INTO B2 AND CITY STORM SEWER SYSTEM
- 4

6'X9' PRECAST CONCRETE VAULT WITH SOLID COVER (F-4)  
ADS BAYFILTER CARTRIDGE MODEL: 645 (ENHANCED)  
NUMBER OF CARTRIDGES: 4  
10" SCH80 PVC PIPE TO TIE INTO A1 AND CITY STORM SEWER SYSTEM
- 5

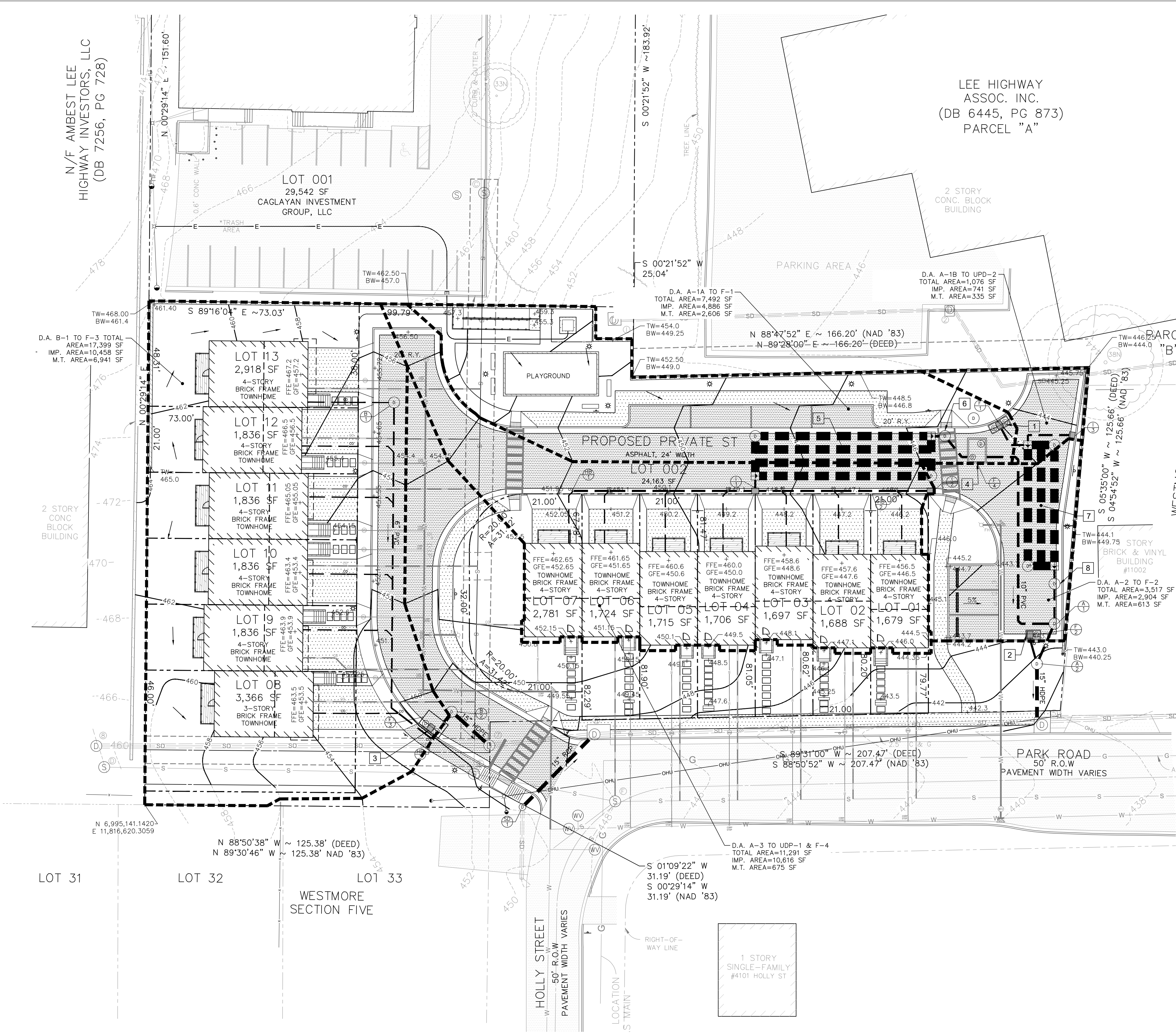
FOUR ROWS OF 64 LF OF 36" HDPE DETENTION PIPE (UDP-1), 292 LF TOTAL EQUIVALENT LENGTH. TO DETAIN RUNOFF FROM CONNECTING ROOFTOPS AND PRIVATE ROAD SIZED TO DETAIN THE 10-YR, 2HR STORM.  
PRETREATMENT: ALL CONTRIBUTING GUTTERS SHALL BE FITTED WITH LEAFGUARDS PROVIDE 24" RISER FOR MAINTENANCE ACCESS  
SEE CROSS SECTION SHEET 015
- 6

48" NYOPLAST DRAINAGE BASIN WITH SOLID COVER  
PROVIDE INTERNAL WEIR PLATE WITH 1" ORIFICE  
10" SCH40 PVC OUTLET PIPE TO TIE INTO F-4
- 7

THREE ROWS OF 44 LF OF 36" HDPE DETENTION PIPE (UDP-2), 159 LF TOTAL EQUIVALENT LENGTH. TO DETAIN RUNOFF FROM CONNECTING ROOFTOPS AND PRIVATE ROAD SIZED TO DETAIN THE 10-YR, 2HR STORM.  
PRETREATMENT: ALL CONTRIBUTING GUTTERS SHALL BE FITTED WITH LEAFGUARDS PROVIDE 24" RISER FOR MAINTENANCE ACCESS  
SEE CROSS SECTION SHEET 015
- 8

48" NYOPLAST DRAINAGE BASIN WITH SOLID COVER  
PROVIDE INTERNAL WEIR PLATE WITH 1" ORIFICE  
8" SCH40 PVC OUTLET PIPE TO TIE INTO A1

PRO-RATA SHARE ASSESSMENT INFORMATION			
COVER TYPE	EXISTING (SF)	PROPOSED (SF)	INCREASE (SF)
LOT AREA		50,778	
IMPERVIOUS	14,154	32,649	18,495
BUILDINGS	5,090	10,769	5,679
DRIVEWAYS	454	3,374	2,920
MISCELLANEOUS	8,610	18,506	9,896
MANAGED TURF	36624	18129	-18,495



LEE HIGHWAY  
ASSOC. INC.  
(DB 6445, PG 873)  
PARCEL "A"

11004 & 11006 PARK RD  
FAIRFAX, VA 22306  
TAX MAP #57-140-002  
SQUARE 02, LOT 002

CLIENT  
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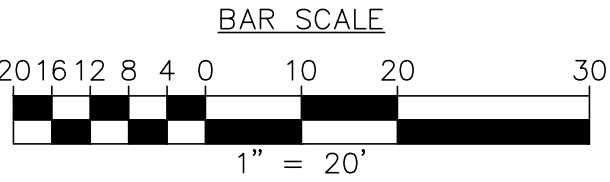
CIVIL ENGINEER  
PATRICK HORGAN  
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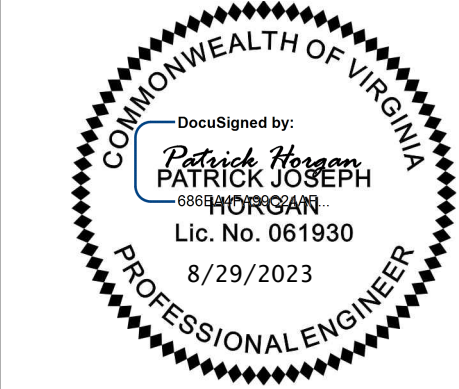
STORMWATER MANAGEMENT PLAN NOTES

1. REFER TO THE CIVIL COVER SHEET FOR ADDITIONAL INFORMATION.

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NOT FOR CONSTRUCTION  
REZONING PLANS  
08/29/2023



SEAL

STORMWATER  
MANAGEMENT  
PLAN

DRAWING TITLE

012

DRAWING NO.



Project Name: Park Rd Townhomes

Date: 4/20/2023

Linear Development Project? No

CLEAR ALL

(Ctrl+Shift+R)

data input cells

constant values

calculation cells

final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → 1.16

Maximum reduction required: 20%

The site's net increase in impervious cover (acres) is: 0.424586777

Post-Development TP Load Reduction for Site (lb/yr): 0.93

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		0.84		0.84	
Impervious Cover (acres)		0.32		0.32	
				1.17	

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				0.00	
Managed Turf (acres) -- disturbed, graded for yards or other turf to be		0.42		0.42	
Impervious Cover (acres)		0.75		0.75	
Area Check	OK.	OK.	OK.	OK.	1.17

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)		0.09		0.09	0.22	
Impervious Cover (acres)		0.42		0.42	0.95	
Total				0.51		

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr) 0.96

Post Development Treatment Volume in D.A. A (ft³) 1,529

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
14. Manufactured Treatment Devices (no RR)													
14.a. Manufactured Treatment Device-Hydrodynamic	0			0	0	0	0	20	0.00	0.00	0.00	0.00	
14.b. Manufactured Treatment Device-Filtering	0	0.09	0.42	0	0	1,529	1,529	64	0.00	0.96	0.61	0.35	

Drainage Area B

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)		0.16		0.16	0.22	
Impervious Cover (acres)		0.24		0.24	0.95	
Total				0.40		

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. B (lb/yr) 0.60

Post Development Treatment Volume in D.A. B (ft³) 955

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
14. Manufactured Treatment Devices (no RR)													
14.a. Manufactured Treatment Device-Hydrodynamic	0			0	0	0	0	20	0.00	0.00	0.00	0.00	
14.b. Manufactured Treatment Device-Filtering	0	0.16	0.24	0	0	955	955	64	0.00	0.60	0.38	0.22	

Bayfilter (F-1)

Runoff Reduction 0%

Totla Phosphorous Removal 50%

Define Drainage Area

Total Drainage Area (A) = 7,492 SF

Total Impervious Area (Ai) = 4,886 SF

Managed Turf Area (Ac) = 2,606 SF

Forested Area (Au) = 0 SF

HSG C

Drainage Area Rv 0.68

Calculate Peak Discharge

Total Treatment Volume (Tv) 425 CF

Runoff Volume, Qp 0.68 IN

CN 89.65

Time of Concentration, Tc 6.00 MIN

Initial abstraction, Ia 0.247

Ia / P 0.247

Unit Peak Discharge, qu 950

Peak discharge, qpiv 0.17 CFS

Filtering Device Sizing

Manufacturer ADS

Filtering Device Bayfilter

Cartridge Model 645

Treatment Flowrate 45.00 GPM

Treatment Volume 2500.0 CF

Convert to CFS 0.10 CFS

Required Number of Cartridges 2

Bayfilter (F-2)

Runoff Reduction 0%

Totla Phosphorous Removal 50%

Define Drainage Area

Total Drainage Area (A) = 3,517 SF

Total Impervious Area (Ai) = 2,904 SF

Managed Turf Area (Ac) = 613 SF

Forested Area (Au) = 0 SF

HSG C

Drainage Area Rv 0.79

Calculate Peak Discharge

Total Treatment Volume (Tv) 232 CF

Runoff Volume, Qp 0.79 IN

CN 93.82

Time of Concentration, Tc 6.00 MIN

Initial abstraction, Ia 0.151

Ia / P 0.151

Unit Peak Discharge, qu 950

Peak discharge, qpiv 0.09 CFS

10-yr Runoff 4.83 IN

10-yr Bypass Discharge 0.58 CFS

Filtering Device Sizing

Manufacturer ADS

Filtering Device Bayfilter

Cartridge Model 645

Treatment Flowrate 45.00 GPM

Treatment Volume 2500.0 CF

Convert to CFS 0.10 CFS

Required Number of Cartridges 1

Bayfilter (F-3)

Runoff Reduction 0%

Totla Phosphorous Removal 50%

Define Drainage Area

Total Drainage Area (A) = 17,399 SF

Total Impervious Area (Ai) = 10,458 SF

Managed Turf Area (Ac) = 6,941 SF

Forested Area (Au) = 0 SF

HSG C

Drainage Area Rv 0.65

Calculate Peak Discharge

Total Treatment Volume (Tv) 941 CF

Runoff Volume, Qp 0.65 IN

CN 88.43

Time of Concentration, Tc 6.00 MIN

Initial abstraction, Ia 0.273

Ia / P 0.273

Unit Peak Discharge, qu 950

Peak discharge, qpiv 0.38 CFS

10-yr Runoff 4.83 IN

10-yr Bypass Discharge 2.86 CFS

Filtering Device Sizing

Manufacturer ADS

Filtering Device Bayfilter

Cartridge Model 645

Treatment Flowrate 45.00 GPM

Treatment Volume 2500.0 CF

Convert to CFS 0.10 CFS

Required Number of Cartridges 4

Bayfilter (F-4)

Runoff Reduction 0%

Totla Phosphorous Removal 50%

Define Drainage Area

Total Drainage Area (A) = 11,291 SF

Total Impervious Area (Ai) = 10,616 SF

Managed Turf Area (Ac) = 675 SF

Forested Area (Au) = 0 SF

HSG C

Drainage Area Rv 0.86

Calculate Peak Discharge

Total Treatment Volume (Tv) 811 CF

Runoff Volume, Qp 0.86 IN

CN 96.57

Time of Concentration, Tc 6.00 MIN

Initial abstraction, Ia 0.083

Ia / P 0.083

Unit Peak Discharge, qu 1000

Peak discharge, qpiv 0.35 CFS

Peak discharge from DP-1 0.03 CFS

10-yr Runoff 4.83 IN

10-yr Bypass Discharge 1.96 CFS

Filtering Device Sizing

Manufacturer ADS

Filtering Device Bayfilter

Cartridge Model 645

Treatment Flowrate 45.00 GPM

Treatment Volume 2500.0 CF

Convert to CFS 0.10 CFS

Required Number of Cartridges 4

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)	0.42	0.24	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	0.42	0.24	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.09	0.16	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.09	0.16	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³) 2,917

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 (ft³)	0	0	0	0	0
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	0.96	0.60	0.00	0.00	1.56
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.61	0.38	0.00	0.00	1.00
TP LOAD REMAINING (lb/yr)	0.35	0.22	0.00	0.00	0.56

NITROGEN LOAD REDUCTION ACHIEVED (lb/yr) 0.00

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr) 1.83

TP LOAD REDUCTION REQUIRED (lb/yr) 0.93

TP LOAD REDUCTION ACHIEVED (lb/yr) 1.00

TP LOAD REMAINING (lb/yr) 0.84

REMAINING TP LOAD REDUCTION REQUIRED (lb/yr): 0.00 \*\*

\*\* TARGET TP REDUCTION EXCEEDED BY 0.07 LB/YEAR \*\*

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr) 13.11

NITROGEN LOAD REDUCTION ACHIEVED (lb/yr) 0.00

REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr) 13.11

Runoff Volume and CN Calculations

	1-year storm	2-year storm	10-year storm			
Target Rainfall Event (in)	2.60	3.14	4.83			
Drainage Areas						
	RV & CN	Drainage Area A	Drainage Area B	Drainage Area C	Drainage Area D	Drainage Area E
CN	94	88	0	0	0	0
RR (ft³)	0	0	0	0	0	0
1-year return period	RV wo RR (ws-in)	1.97	1.47	0.00	0.00	0.00
	RV w RR (ws-in)	1.97	1.47	0.00	0.00	0.00
	CN adjusted	94	88	0	0	0
2-year return period	RV wo RR (ws-in)	2.49	1.94	0.00	0.00	0.00
	RV w RR (ws-in)	2.49	1.94	0.00	0.00	0.00
	CN adjusted	94	88	0	0	0
10-year return period	RV wo RR (ws-in)	4.14	3.51	0.00	0.00	0.00
	RV w RR (ws-in)	4.14	3.51	0.00	0.00	0.00
	CN adjusted	94	88	0	0	0

Nitrogen Removal Efficiency (%)	Nitrogen Load from Upstream Practices (lbs)	Untreated Nitrogen Load to Practice (lbs)	Nitrogen Removed By Practice (lbs)	Remaining Nitrogen Load (lbs)
14. Manufactured BMP (no RR)				
0	0.00	0.00	0.00	0.00
0	0.00	6.86	0.00	6.86

Nitrogen Removal Efficiency (%)	Nitrogen Load from Upstream Practices (lbs)	Untreated Nitrogen Load to Practice (lbs)	Nitrogen Removed By Practice (lbs)	Remaining Nitrogen Load (lbs)
14. Manufactured BMP (no RR)				
0	0.00	0.00	0.00	0.00
0	0.00	4.29	0.00	4.29

MTD - Filter Devices Methodology

Tv = (Rv x A) / 12  
Rv = (A1 x Rv1) + (A2 x Rv2) + ... (An x Rvn)  
Qpiv = Tv / A  
P = 1.0 inch in Virginia  
Ia taken from Table 4-1 of the NRCS TR-55  
qpiv = Qp x A x Qp  
A is in square miles

HSG	Ri	Rv1	Rv
A	0.9	0.20	0.12
B	0.9	0.23	0.16
C	0.9	0.27	0.19
D	0.9	0.29	0.24

CN Values (from Table 2-2a USDA TR-55 & VRRM Spreadsheet)

Cover Type CN

Impervious 98.0

Managed Turf, HSG C 74.0

Residential Districts 1/4 acre, HSG C 75.0

Woods, fair condition, HSG C 70.0

STORMWATER CALCULATIONS NOTES

1. REFER TO THE CIVIL COVER SHEET FOR ADDITIONAL INFORMATION.



NOT FOR CONSTRUCTION

REZONING PLANS

08/29/2023

11004 & 11006 PARK RD  
FAIRFAX, VA 22306  
TAX MAP #57-140-002  
SQUARE 02, LOT 002

CLIENT  
EMRE ZIREKOGLU  
CAGLAYAN INVESTMENT GROUP  
32713 LATROBE ST  
CHANTILLY, VA 20152  
571.594.6363

CONTRACTOR  
TBD

CIVIL ENGINEER  
PATRICK HORGAN  
HUSKA CONSULTING, LLC  
1050 30TH STREET, NW  
WASHINGTON, DC 20007  
703.425.3862

LAND SURVEYOR  
DOMINION SURVEYS, INC.  
8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VA 22309  
703.619.6555



SEAL

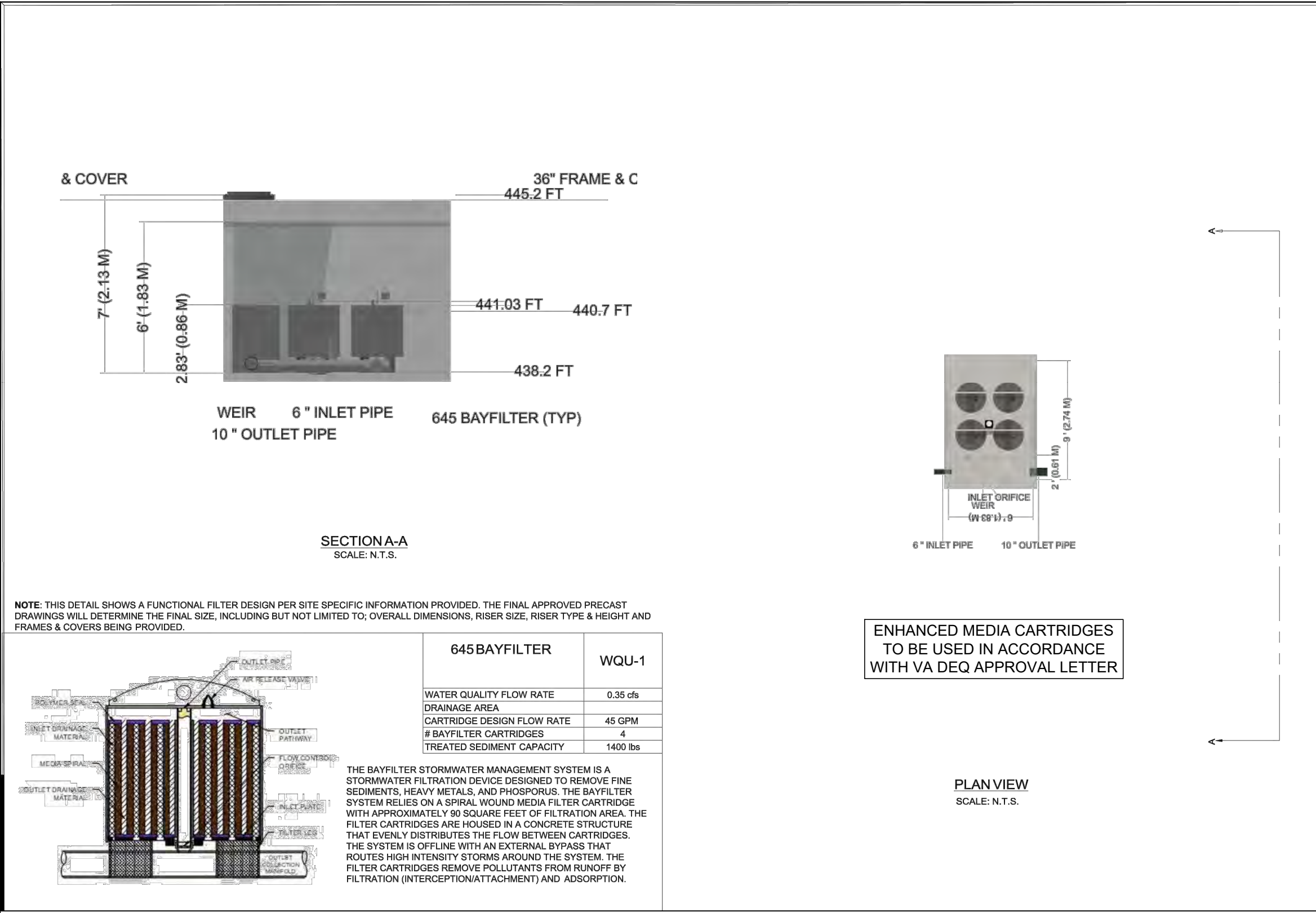
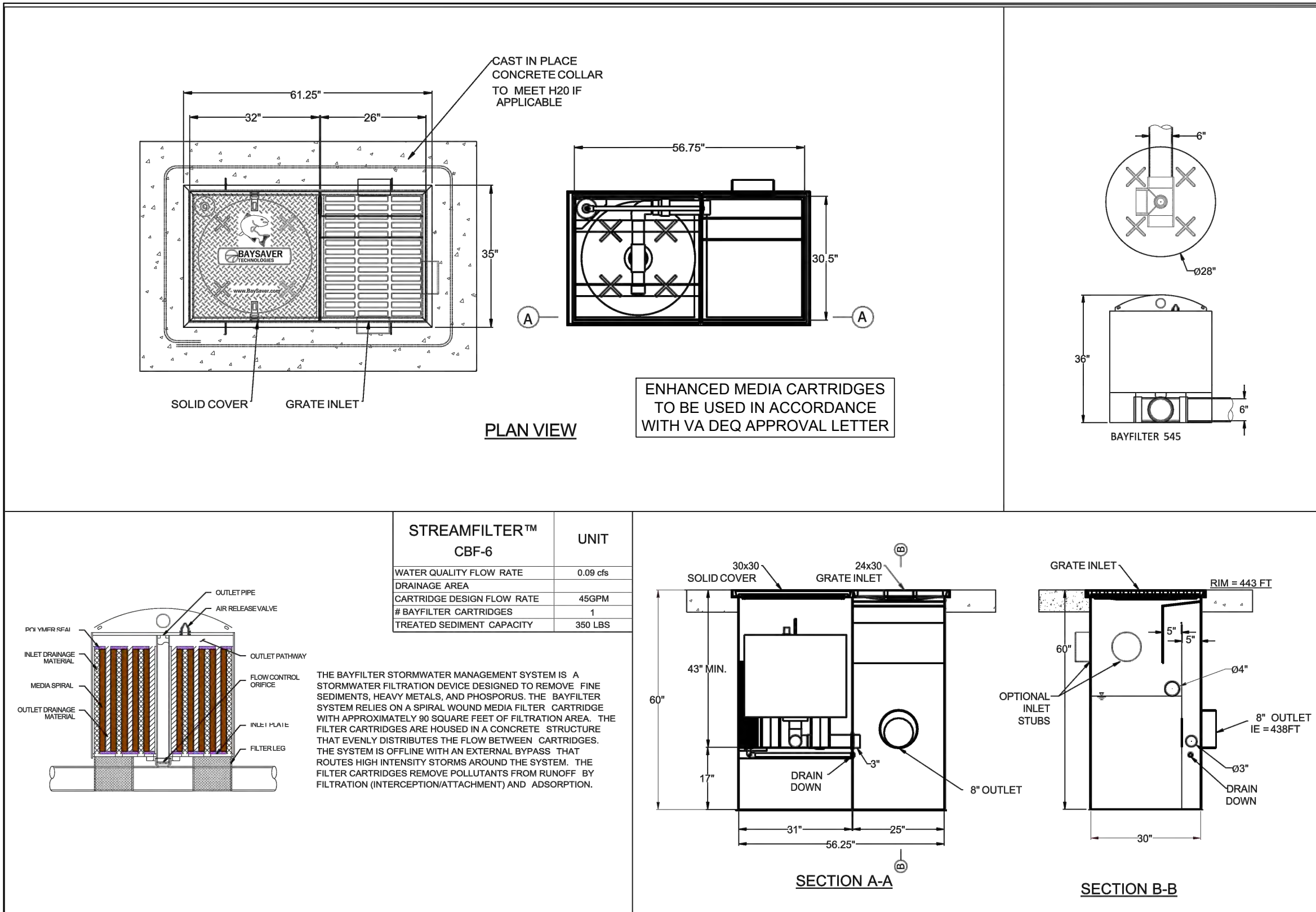
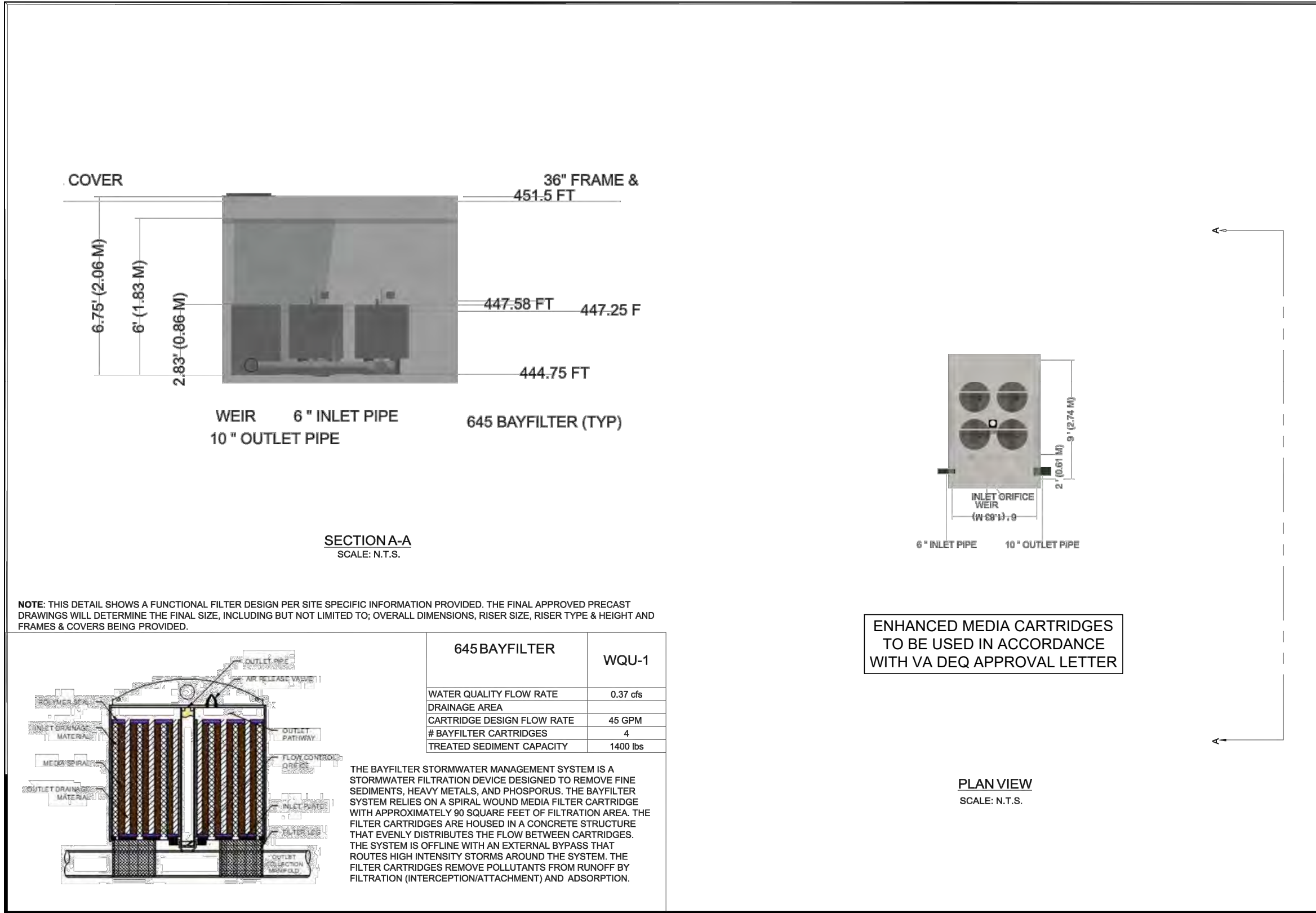
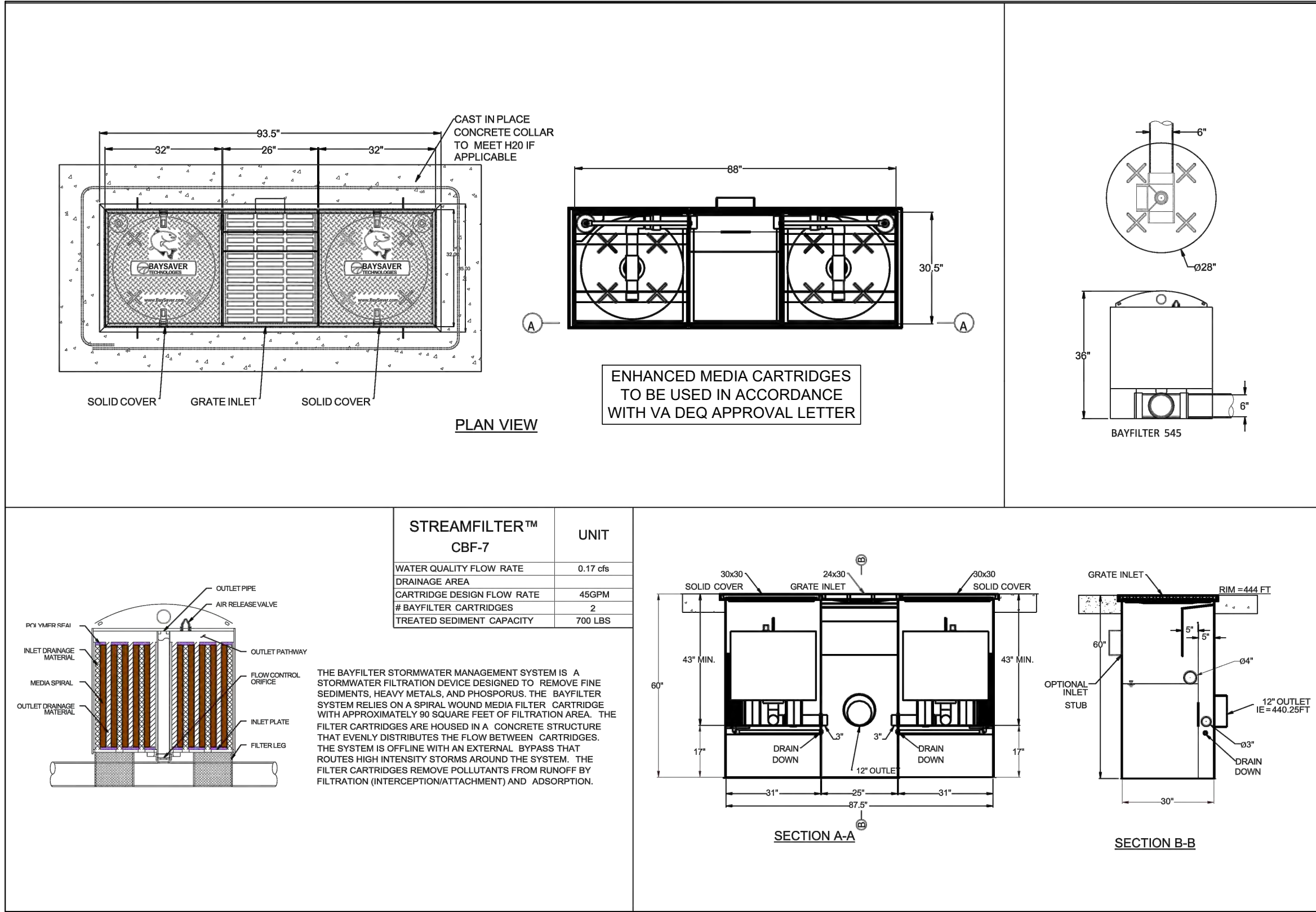
STORMWATER  
MANAGEMENT  
CALCULATIONS

DRAWING TITLE

013

DRAWING NO.





11004 & 11006 PARK RD  
FAIRFAX, VA 22306  
TAX MAP #57-140-002  
SQUARE 02, LOT 002

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703.619.6555

DocuSigned by:  
**Patrick Horgan**  
PATRICK JOSEPH HORGAN  
Lic. No. 061930  
8/29/2023  
PROFESSIONAL ENGINEER

SEAL

**BAYFILTER DETAILS**

DRAWING TITLE

**014**

DRAWING NO.

APPROVAL	DATE	REVISIONS
	03/04/2022	INITIAL SUBMISSION
	08/25/2022	SECOND SUBMISSION
	12/16/2022	THIRD SUBMISSION
	08/29/2022	FINAL SUBMISSION



NOT FOR CONSTRUCTION

REZONING PLANS

08/29/2023

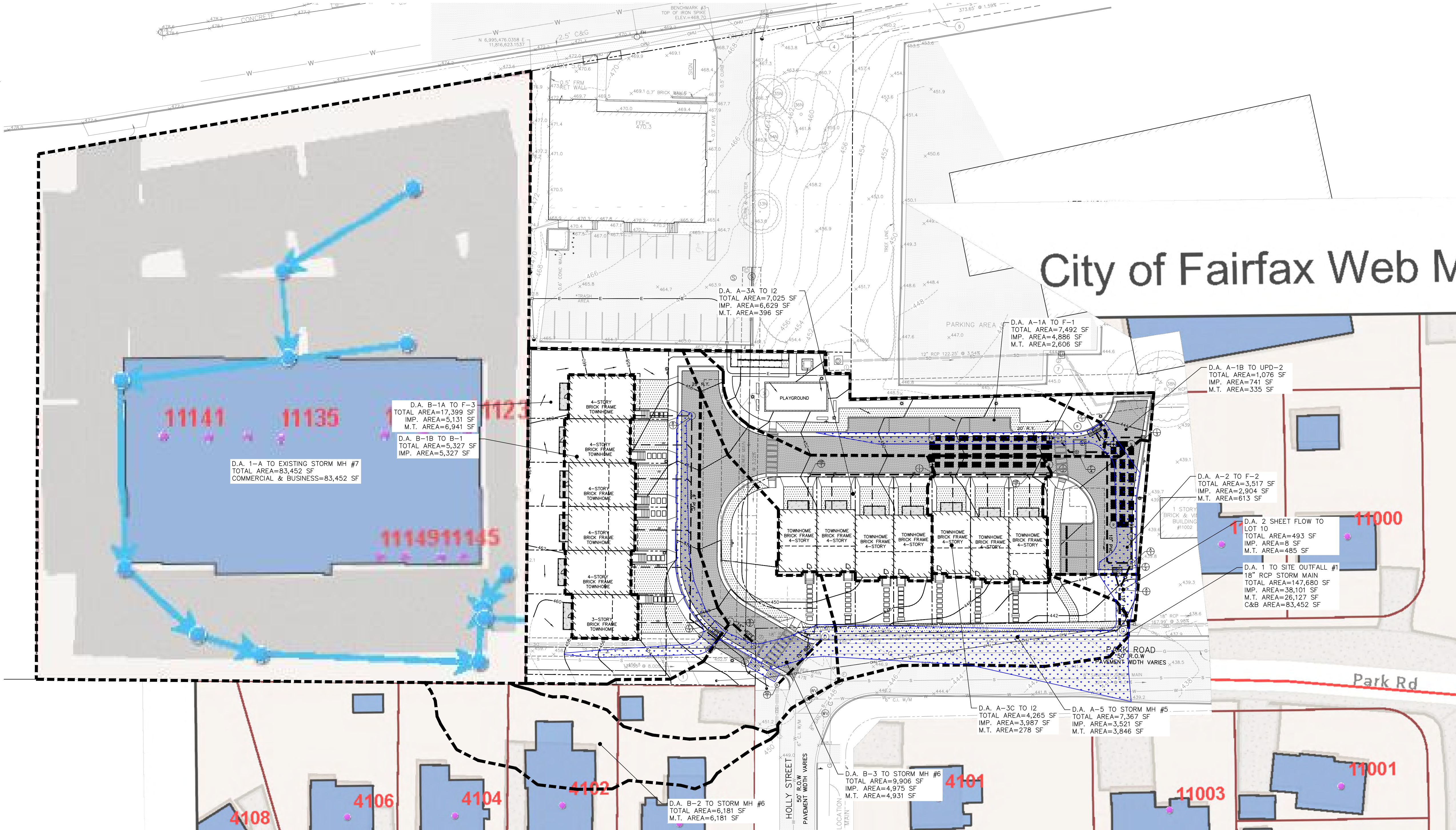






DRAINAGE PLAN LEGEND

- DRAINAGE DIVIDE
- OVERLAND SHEET FLOW ARROW
- 100-YR OVERLAND RELIEF FLOW BOUNDARY



ADEQUATE OUTFALL ANALYSIS

THE SUBJECT PROPERTY CONSIST OF TWO DRAINAGE AREAS, 1 & 2, THAT IS BROKEN DOWN INTO THREE DRAINAGE AREAS (1-A, A, & B) FOR THE PURPOSES OF HYDRAULIC ANALYSIS OF THE EXISTING AND PROPOSED STORM DRAIN SYSTEM. THE THREE DRAINAGE AREAS ARE FURTHER BROKEN DOWN INTO DRAINAGE AREAS FOR EACH INDIVIDUAL STORM SEWER STRUCTURE ON THE ABOVE PLAN. THE SITE IS LOCATED IN THE ACCOTINK WATERSHED WITH A TOTAL DRAINAGE AREA 51.0 SQ. MI. (32,640 ACRES).

DRAINAGE AREA 1-A IS 83,452 SF (1.9158 ACRES) AND CONSIST ENTIRELY OF THE COMMERCIAL ZONED LOT 0140 WEST OF THE SUBJECT PROPERTY. THE RUNOFF IN THE DRAINAGE AREA IS COLLECTED VIA AN ON SITE DRAINAGE SYSTEM AND CONNECTED TO AN EXISTING 18" RCP STORM MAIN THAT RUNS ALONG THE SOUTHERN BORDER OF THE SUBJECT PROPERTY. THE FLOW CONTINUES IN THE CITY STORM DRAIN SYSTEM EAST TO THE SITE OUTFALL, AN EXISTING 18" RCP STORM MAIN IN THE PARK RD R.O.W.

DRAINAGE AREA A IS 30,742 SF (0.7057 ACRES) AND CONSIST OF THE EASTERN PORTION OF THE SUBJECT PROPERTY. THE DRAINAGE AREA IS BROKEN DOWN INTO FIVE SUB-DRAINAGE AREAS FOR THE PURPOSES OF ANALYSIS. THE RUNOFF SHALL BE COLLECTED VIA A PROPOSED ON SITE DRAINAGE SYSTEM AND CONNECTED TO THE SITE OUTFALL VIA A NEW CORE DRILL CONNECTION TO AN EXISTING CURB INLET NEAR THE SOUTHEASTERN CORNER OF THE SUBJECT PROPERTY.

DRAINAGE AREA B IS 33,486 SF (0.7687 ACRES) AND CONSIST OF THE WESTERN PORTION OF THE SUBJECT PROPERTY. THE DRAINAGE AREA IS BROKEN DOWN INTO THREE SUB-DRAINAGE AREAS FOR THE PURPOSES OF ANALYSIS. THE RUNOFF SHALL BE COLLECTED VIA A PROPOSED ON SITE DRAINAGE SYSTEM AND CONNECTED TO THE SITE OUTFALL VIA A NEW CORE DRILL CONNECTION TO AN EXISTING MANOLE NEAR THE HOLLY DR AND PARK RD INTERSECTION.

THE LIMIT OF ANALYSIS FOR CHANNEL PROTECTION AND FLOOD PROTECTION IS THE SITE OUTFALL BECAUSE THE SITE'S CONTRIBUTING DRAINAGE AREA IS LESS THAN 1.0% OF THE TOTAL WATERSHED AREA 9VAC25-870-66.B.4.o). NATURAL DRAINAGE DIVIDES ARE HONORED IN THE POST-DEVELOPMENT CONDITION FOR BOTH CONCENTRATED AND NON-CONCENTRATED FLOW.

$(1.9158+0.7057+0.7687)/32,640=0.010\%$

THE POST DEVELOPMENT PEAK FLOW FOR THE 2-YR STORM EVENT IS 5.86 CFS. THE EXISTING 18" RCP STORM MAIN IN THE PARK RD R.O.W HAS ADEQUATE CAPACITY TO CONVEY THE 2-YR PEAK FLOW, SEE CALCULATIONS SHEET 016 (FAIRFAX COUNTY CODE SECTION 124-4-4.8.1.o).

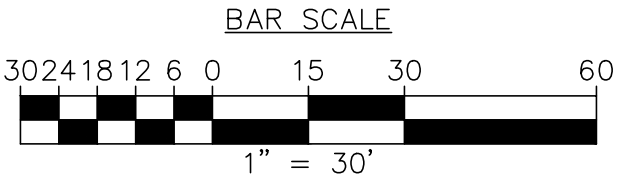
THE POST DEVELOPMENT PEAK FLOW RATE FROM THE 10-YR STORM EVENT IS 10.19 CFS, 0.57 CFS LESS THAN THE PRE-DEVELOPMENT CONDITION. THE EXISTING STORMWATER CONVEYANCE SYSTEM CURRENTLY EXPERIENCES LOCALIZED FLOODING DOWNSTREAM OF THE SITE OUTFALL. THE EXISTING 18" RCP STORM MAIN IN THE PARK RD R.O.W HAS ADEQUATE CAPACITY TO CONVEY THE 10-YR PEAK FLOW, SEE CALCULATIONS SHEET 016 (9VAC25-870-66.C.1).

ON-SITE DETENTION IS REQUIRED TO REDUCE THE POST-DEVELOPMENT FLOW RATE FOR THE 2-YR AND 10-YR STORM EVENTS BELOW THAT OF THE PRE-DEVELOPMENT CONDITIONS. TWO UNDERGROUND DETENTION PIPE SYSTEMS (UDP-1 & UDP-2) CONSISTING OF A 36" HDPE PIPE WITH A TOTAL EQUIVALENT LENGTH OF 451 LF ARE PROPOSED. THE UNDERGROUND DETENTION PIPE SYSTEMS PROVIDE 3,188 CF OF STORAGE AND WILL RELEASE RUNOFF VIA A 1.0" DIAMETER ORIFICE SUCH THAT THE POST-DEVELOPMENT FLOW RATE IS LESS THAN THE PRE-DEVELOPMENT FLOW RATE, SEE CALCULATIONS SHEET 017.

DRAINAGE AREA 2 IS 493 SF (0.0113 ACRES). THE DRAINAGE AREA SHEET FLOWS WEST TO EAST AND LEAVES THE SUBJECT PROPERTY AS SHEET FLOW. THE TOTAL IMPERVIOUS AREA IS REDUCED IN THE POST DEVELOPMENT CONDITION. THEREFORE, THE PEAK FLOW RATE IN THE POST DEVELOPMENT CONDITION IS LESS THAN THAT OF THE PRE DEVELOPMENT CONDITION, SEE CALCULATIONS SHEET 016 (9VAC25-870-66.D). NATURAL DRAINAGE DIVIDES ARE HONORED IN THE POST-DEVELOPMENT CONDITION FOR BOTH CONCENTRATED AND NON-CONCENTRATED FLOW.

IT IS THE OPINION OF THE ENGINEER THAT REQUIREMENTS FOR THE ADEQUACY OF THE DOWNSTREAM DRAINAGE SYSTEM HAVE BEEN MET; AND IT IS THE ENGINEER'S PROFESSIONAL OPINION THAT NO ADJACENT OR DOWNSTREAM PROPERTIES WILL SUFFER ADVERSE IMPACTS DUE TO THIS PROPOSED DEVELOPMENT ACTIVITY.

APPROVAL	DATE	REVISIONS
	03/04/2022	INITIAL SUBMISSION
	08/25/2022	SECOND SUBMISSION
	12/16/2022	THIRD SUBMISSION
	08/29/2022	FINAL SUBMISSION



NOT FOR CONSTRUCTION  
REZONING PLANS  
08/29/2023

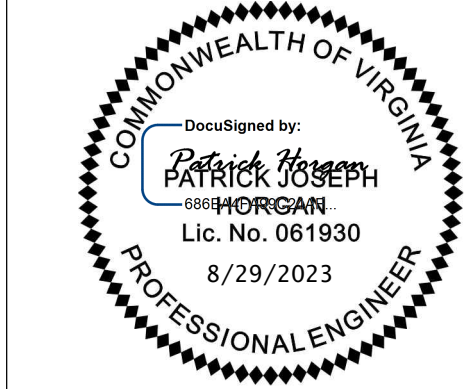
11004 & 11006 PARK RD  
FAIRFAX, VA 22306  
TAX MAP #57-1-40-002  
SQUARE 02, LOT 002

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SEAL

DRAINAGE PLAN

DRAWING TITLE

016

DRAWING NO.



TR-55 Calculations - Water Quantity Compliance				D.A. 2 Sheet Flow to Lot 10				Water Quantity Compliance Methodology			
1-year 24-hr rainfall depth, P1 =				2.60 IN				Rainfall depths per the Virginia Stormwater Management Handbook Vol. II			
2-year 24-hr rainfall depth, P2 =				3.14 IN				Initial abstraction, Ia = 0.2 x S			
10-year 24-hr rainfall depth, P10 =				4.83 IN				Thus, Q = [(P - 0.2 x S)/2] / (P + 0.8 x S)			
D.A. 1 to Site Outfall #1				147,581 SF				Potential max. retention, S = 1000/CN - 10			
Total Area				45,833 SF				Unit peak discharge, qu = 575			
Pre Dev. M.T., A <sub>MT</sub> =				21,965 SF				Drainage area (mi <sup>2</sup> )*2, Am = (A <sub>excom</sub> + A <sub>eximp</sub> ) / (660)			
Post Dev. M.T., A <sub>MT</sub> =				18,296 SF				Peak discharge, q = qu x Am x Q x Fp			
Pre Dev. Imp. Cover, A <sub>IMP</sub> =				22,305 SF				CN Values (from Table 2-2a USDA TR-55 & VRRM Spreadsheet)			
Post Dev. Imp. Cover, A <sub>IMP</sub> =				83,452 SF				Cover Type			
Commercial & Business Area, A <sub>CBA</sub>				16,243 SF				Impervious			
SWM Detention Imp. Area, A <sub>SWMIMP</sub>				3,616 SF				Managed Turf, HSG C			
SWM Detention M.T. Area, A <sub>SWMMT</sub>				88.3				Woods, fair condition, HSG C			
Pre Dev. Curve Number, C <sub>N<sub>PRE</sub></sub>				91.3				Commercial and business, HSG C			
Post Dev. Curve Number, C <sub>N<sub>POST</sub></sub>				1.33 IN				Calculate Storage Volume Required			
Pre Dev. Potential Max. Abstraction, S <sub>PRE</sub>				0.96 IN				Pipe Diameter			
Post Dev. Potential Max. Abstraction, S <sub>POST</sub>				1.49 IN				Pipe Row Length			
Pre Dev. 1-yr Adj. Runoff, Q1 <sub>PRE</sub>				1.72 IN				Number of Rows			
Post Dev. 1-yr Adj. Runoff, Q1 <sub>POST</sub>				1.97 IN				Bend and Tee Equivalent Length			
Pre Dev. 2-yr Adj. Runoff, Q2 <sub>PRE</sub>				2.23 IN				Total Equivalent Length			
Post Dev. 2-yr Adj. Runoff, Q2 <sub>POST</sub>				3.54 IN				Pipe Invert			
Pre Dev. 10-yr Adj. Runoff, Q10 <sub>PRE</sub>				3.84 IN				Orifice Invert			
Post Dev. 10-yr Adj. Runoff, Q10 <sub>POST</sub>				0.06 CFS				10-yr, 2-hr Runoff			
UDP-1 & UDP-2 Orifice Peak Flowrate, Q <sub>U</sub>				3.94 CFS				Storage Volume Provided, V <sub>REL</sub>			
Pre Dev. 1-yr Peak Runoff Flowrate, q1 <sub>PRE</sub>				3.95 CFS				Calculate Orifice Flowrate			
Post Dev. 1-yr Peak Runoff Flowrate, q2 <sub>PRE</sub>				5.99 CFS				Orifice Diameter			
Pre Dev. 2-yr Peak Runoff Flowrate, q2 <sub>POST</sub>				5.86 CFS				Orifice Area			
Pre Dev. 10-yr Peak Runoff Flowrate, q10 <sub>PRE</sub>				10.76 CFS				Orifice Peak Flowrate, Q <sub>U</sub>			
Post Dev. 10-yr Peak Runoff Flowrate, q10 <sub>POST</sub>				10.19 CFS				Orifice Peak Flowrate, Q <sub>U</sub>			
Δ 1-yr Peak Runoff, Q <sub>Δ1</sub>				0.01 CFS							
Δ 2-yr Peak Runoff, Q <sub>Δ2</sub>				-0.12 CFS							
Δ 10-yr Peak Runoff, Q <sub>Δ10</sub>				-0.57 CFS							

$\Delta$ 1-yr Peak Runoff, $Q_{1\Delta}$	0.01 CFS
$\Delta$ 2-yr Peak Runoff, $Q_{2\Delta}$	-0.12 CFS
$\Delta$ 10-yr Peak Runoff, $Q_{10\Delta}$	-0.57 CFS

Hydraulics																			
Pipe Inverts				Pipe Parameters				Flow Parameters								Drainage Area <sup>a</sup>			
Upstream	Downstream	Length	Diam.	Mat'l	n	Slope	I <sub>1</sub>	V	Q	R	A	Imp.	M.T.	B&C	CN	S	R <sub>10</sub>	Q <sub>10</sub>	T <sub>10</sub>
ID	Invert	ID	Invert	(in)	(in)	(ft/ft)	(in/hr)	(fps)	(cfs)	(ft)	(sf)	(SF)	(SF)	(SF)		(in)	(in)	(cfs)	(min)
F1	440.25	UDP-2	439.75	11.48	8	PVC	0.011	4.36%	3.14	5.21	0.28	0.08	0.05	4886	2606	0	89.65	1.15	2.08
UDP-2	437.30	A1	437.05	10.50	8	PVC	0.011	2.38%	3.14	4.37	0.32	0.10	0.07	0	0	0	0.00	0.00	0.00
A1	436.55	A2	436.55	11.92	10	PVC	0.011	2.52%	3.14	5.95	0.88	0.15	0.15	0	0	0	0.00	0.00	0.00
A2	436.55	SD 5	435.52	17.91	15	HDPE	0.011	5.75%	3.14	7.61	1.03	0.11	0.11	0	0	0	0.00	0.00	0.00
H81	445.40	I1	442.50	64.83	8	PVC	0.011	4.47%	3.14	4.41	0.15	0.06	0.03	2968	0	0	98.00	0.20	2.91
I1	442.40	UDP-1	442.30	3.00	8	PVC	0.011	3.33%	3.14	5.90	0.56	0.12	0.09	3861	396	0	95.66	0.45	2.65
UDP-1	440.80	F4	440.70	9.80	10	PVC	0.011	1.02%	3.14	3.79	0.56	0.15	0.15	0	0	0	0.00	0.00	0.00
F4	438.20	A1	437.05	83.10	10	PVC	0.011	1.38%	3.14	4.20	0.56	0.14	0.13	0	0	0	0.00	0.00	0.00
I2	443.70	I1	442.50	61.24	6	PVC	0.011	1.96%	3.14	3.78	0.21	0.09	0.05	3987	278	0	96.44	0.97	2.74
I3	440.90	UDP-2	439.75	17.12	6	PVC	0.011	6.72%	3.14	3.50	0.04	0.03	0.01	741	335	0	90.53	1.05	2.16
F2	438.00	A2	437.50	7.70	8	PVC	0.011	6.49%	3.14	5.11	0.16	0.06	0.03	2904	613	0	93.82	0.66	2.00
B1	452.30	H83	447.90	127.92	8	PVC	0.011	3.91%	3.14	4.93	0.28	0.08	0.05	5327	0	0	96.00	0.20	2.91
H83	447.90	F3	447.25	1.33	8	PVC	0.011	3.76%	3.14	4.92	0.28	0.08	0.06	0	0	0	0.00	0.00	0.00
F3	445.40	B2	445.23	2.50	10	PVC	0.011	2.89%	3.14	5.50	0.63	0.12	0.10	5131	8941	0	84.20	1.89	3.00
B2	445.23	SD 7	444.90	17.67	15	HDPE	0.011	1.87%	3.14	5.51	0.63	0.12	0.12	0	0	0	0.00	0.00	0.00
SD 7	444.40	SD 6	444.32	33.80	18	RCP	0.013	2.90%	3.14	8.30	3.35	0.27	0.52	0	0	0	83452	94.00	0.64
SD 6	443.08	SD 5	443.23	15.62	18	RCP	0.013	4.86%	3.14	10.22	4.78	0.26	0.46	4975	4931	0	86.05	1.62	3.00
SD 5	435.42	A4	428.73	167.99	18	PVC	0.013	3.96%	3.14	10.23	6.05	0.29	0.55	5321	3846	0	85.47	1.70	3.00
SD 1	446.50	SD 6	444.55	32.12	15	RCP	0.012	6.07%	3.14	2.81	0.11	0.04	0.02	0	6181	0	74.00	3.51	3.00
<u>Hydrology and Hydraulic Calculations Methodology</u>												88101    26127    83452							
Note all sewer conveyance calculations shown here are for the 2 year storm event																			
n,Manning's roughness coefficient      I <sub>1</sub> , rainfall intensity      V, velocity      Q, flowrate      R, hydraulic radius      A, flow area																			
TR-55 CN values are      98.00 for impervious areas and      74 for managed turf, HSG C      94 for business & commercial																			
Time of concentration of flow to upstream structure in run by direct, overland flow if an inlet. Else take as 5 minutes. If not 5 minutes, provide separate																			
Flow time in pipe from upstream structure in run to downstream structure in run																			
Time of concentration of flow to downstream structure via storm sewer system																			
Controlling time of concentration of flow to upstream structure																			
At the engineer's option, an additional flowrate may be added which will propagate downstream in the system. This flowrate is not affected by time and																			
The sum of the additional flowrates added to the system upstream of the run in question.																			
Circular channel ratios are tabulated in the reference tab and have noted if statements that hinge on the flow type for the pipe run in question																			
For BMP overflows manually enter the adjust curve number from the VBRM worksheet																			



**Tree List for 11004Park Rd. Fairfax City, VA**  
Prepared by Bill Becker, ISA Certified Arborist # MA-0216A November 18, 2021  
Lot size = 50,788 s. f. Existing canopy = 25,200 s. f. Preserved canopy = 0 s. f.  
\*\* denotes written permission to be obtained before removal.  
N denotes neighbor's tree. R denotes City ROW tree.

Tree #	Common Name Botanical name	DBH Hgt.	Condition	Life Exp.	Preservation Measures	Canopy Sq. Ft.
1	Black Locust Robinia pseudoacacia	10"	Fair	>10	Remove - within limits of disturbance.	N/A
2	Black Locust Robinia pseudoacacia	10"	Fair	>10	Remove - within limits of disturbance.	N/A
3	Black Locust Robinia pseudoacacia	13"	Fair	>10	Remove - within limits of disturbance.	N/A
4	Tulip Poplar Liriodendron tulipifera	19"	Dead	0	Remove - within limits of disturbance.	N/A
5	Tulip Poplar Liriodendron tulipifera	19"	Dead	0	Remove - within limits of disturbance.	N/A
6	Pin Oak Quercus palustris	40"	Fair	>7	Remove - within limits of disturbance.	N/A
7	Black Locust Robinia pseudoacacia	16"	Dead	0	Remove - within limits of disturbance.	N/A
8	Bradford Pear Pyrus calleryana	16"	Fair	>10	Remove - within limits of disturbance.	N/A
9	Black Locust Robinia pseudoacacia	12"	Poor	<3	Remove - within limits of disturbance.	N/A
10	Wild Cherry Prunus serotina	36"	Poor	<3	Remove - within limits of disturbance.	N/A
11	Tulip Poplar Liriodendron tulipifera	28"	Fair	>10	Remove - within limits of disturbance.	N/A
12	Tulip Poplar Liriodendron tulipifera	24"	Fair	>10	Remove - within limits of disturbance.	N/A
13	White Ash Fraxinus americana	18"	Fair	>10	Remove - within limits of disturbance.	N/A
14	Red Maple Acer rubrum	28"	Fair	>10	Remove - within limits of disturbance.	N/A
15	Tulip Poplar Liriodendron tulipifera	41"	Fair	>10	Remove - within limits of disturbance.	N/A
16	Tulip Poplar Liriodendron tulipifera	24"	Fair	>10	Remove - within limits of disturbance.	N/A
17	Sugar Maple Acer saccharum	4"	Good	>10	Remove - within limits of disturbance.	N/A
18	Sugar Maple Acer saccharum	4"	Good	>10	Remove - within limits of disturbance.	N/A
19	Tulip Poplar Liriodendron tulipifera	25"	Good	>10	Remove - within limits of disturbance.	N/A
20	Pin Oak Quercus palustris	25"	Good	>10	Remove - within limits of disturbance.	N/A
21	Eastern Redcedar Juniperus virginiana	16"	Good	>10	Remove - within limits of disturbance.	N/A

22	Eastern Redcedar Juniperus virginiana	9"	Good	>10	Remove - within limits of disturbance.	N/A
23	Eastern Redcedar Juniperus virginiana	16"	Good	>10	Remove - within limits of disturbance.	N/A
24	Wild Cherry Prunus serotina	4"	Poor	<3	Remove - within limits of disturbance.	N/A
25N	White Pine Pinus strobus	18"	Dead	0	Remove with permission - close to limits of disturbance. **	N/A
26N	Leyland Cypress Cupressocyparis leylandii	6"	Good	>10	Remove with permission - close to limits of disturbance. **	N/A
27N	Leyland Cypress Cupressocyparis leylandii	8"	Good	>10	Remove with permission - close to limits of disturbance. **	N/A
28N	Leyland Cypress Cupressocyparis leylandii	8"	Good	>10	Remove with permission - close to limits of disturbance. **	N/A
29N	Leyland Cypress Cupressocyparis leylandii	8"	Good	>10	Remove with permission - close to limits of disturbance. **	N/A
30N	Leyland Cypress Cupressocyparis leylandii	8"	Good	>10	Remove with permission - close to limits of disturbance. **	N/A
31N	Leyland Cypress Cupressocyparis leylandii	8"	Good	>10	Remove with permission - close to limits of disturbance. **	N/A
32N	Leyland Cypress Cupressocyparis leylandii	8"	Fair	>10	Remove with permission - close to limits of disturbance. **	N/A
33N	Black Locust Robinia pseudoacacia	8"	Fair	>10	Save - install protective fence.	N/A
34N	Black Walnut Juglans Nigra	8"	Fair	>10	Save - install protective fence.	N/A
35N	White Mulberry Morus alba	8"	Fair	>10	Save - install protective fence.	N/A
36N	Black Walnut Juglans Nigra	16"	Fair	>10	Save - install protective fence.	N/A
37N	White Pine Pinus strobus	17"	Fair	>7	Remove with permission - close to limits of disturbance. **	N/A
38N	Black Walnut Juglans nigra	14"	Good	>10	Save - install protective fence.	N/A

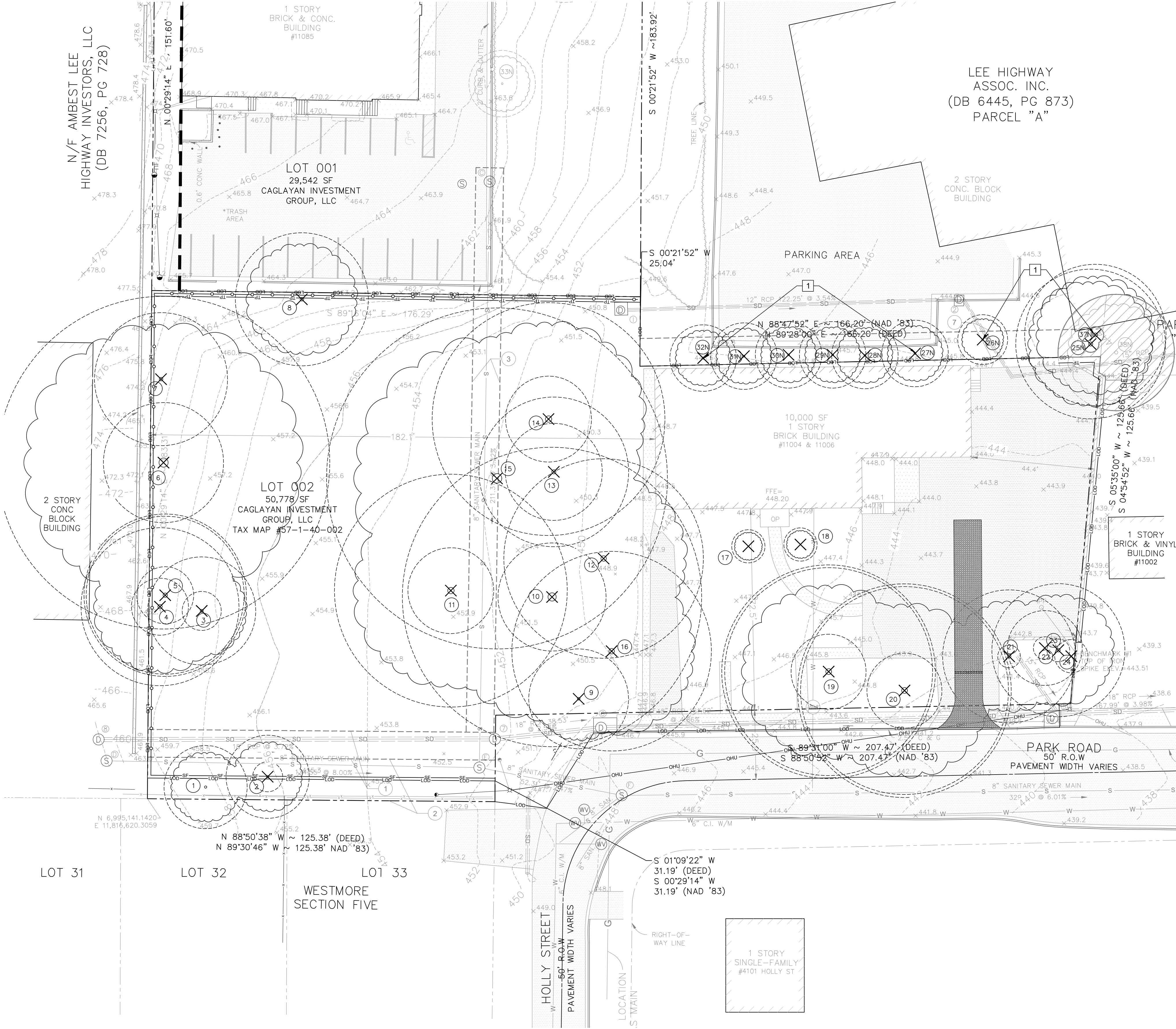
**Becker Landscaping & Tree Service**  
**10698 Moore Dr.**  
**Manassas, Va. 20111**  
**703-330-5204**

**Narrative of Tree Preservation**  
**11004 Park Rd., Fairfax City, Va.**

- All tree preservation activities shall be done according to the Fairfax City Erosion and Sediment Control Manual dated April, 2014 and meet industry standards as specified by the International Society of Arboriculture and the American National Standards Institute. Any treatments or activities specified not meeting these standards will be as specified and approved by the Fairfax City Urban Forester.
- Excavation and demolition shall occur. Prior to excavation super silt fence which will also function as tree protective fence shall be installed. Signs shall be placed every 50' indicating the tree protection areas. No activity, materials or equipment shall go beyond the tree protective fence which shall remain in place until completion of construction except as noted in item # 5.
- The existing trees on the lot are predominately Upland Forest with some Landscaped Tree Canopy in fair to poor condition. Many trees are covered in vines. Several are dead. The canopy coverage requirements will be met through the planting of trees.
- Trees # 25N-32N and 37N will be removed after written permission is obtained. These are outside the LOD and will be removed by hand.
- There are no "Heritage", "Specimen", "Memorial" or "Street" trees on this lot or neighboring lots.
- There are no proffered conditions, development plans, conceptual/final development plans, special permits, special exceptions or variance approvals.

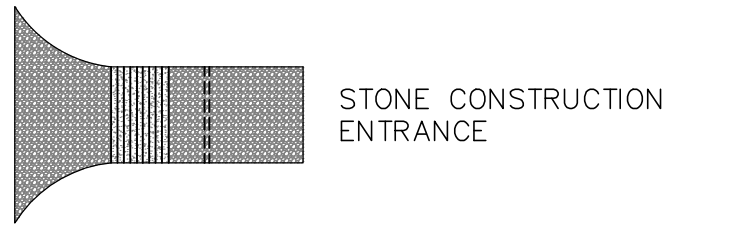
Bill Becker

ISA Certified Arborist # MA - 0216A  
November 18, 2021



**SEDIMENT CONTROL PLAN LEGEND**

- LOD LOD LIMITS OF DISTURBANCE
- SF SF SILT FENCE
- SF SF SUPER SILT FENCE
- TP TP TREE PROTECTION
- CIP CURB INLET PROTECTION
- SP PST SUMP PIT AND PORTABLE SEDIMENT TANK
- TREE PRESERVATION AREA

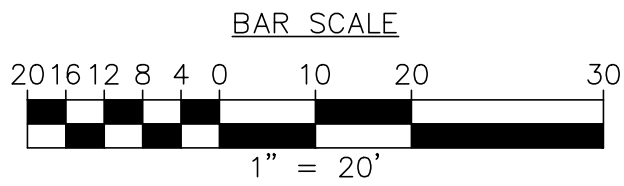


REMOVE TREE

**TREE SURVEY KEYNOTES**

- OFF-SITE TREE REMOVAL SHALL BE DONE BY HAND AND NO EQUIPMENT SHALL ENTER THE DESIGNATED TREE SAVE AREAS.

APPROVAL	DATE	REVISIONS
	03/04/2022	INITIAL SUBMISSION
	08/25/2022	SECOND SUBMISSION
	12/16/2022	THIRD SUBMISSION
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11004 & 11006 PARK RD  
FAIRFAX, VA 22306  
TAX MAP #57-140-002  
SQUARE 02, LOT 002

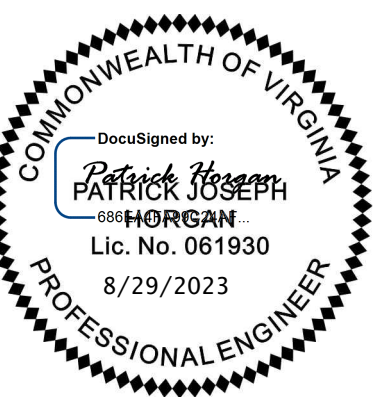
CLIENT  
EMRE ZIREKOGLU  
CAGLAYAN INVESTMENT GROUP  
32713 LATROBE ST  
CHANTILLY, VA 20152  
571.594.6363

CONTRACTOR  
TBD

CIVIL ENGINEER  
PATRICK HORGAN  
HUSKA CONSULTING, LLC  
1050 30TH STREET, NW  
WASHINGTON, DC 20007  
703.425.3862

LAND SURVEYOR  
DOMINION SURVEYS, INC.  
8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VA 22309  
703.619.6555

SEAL



**TREE SURVEY**

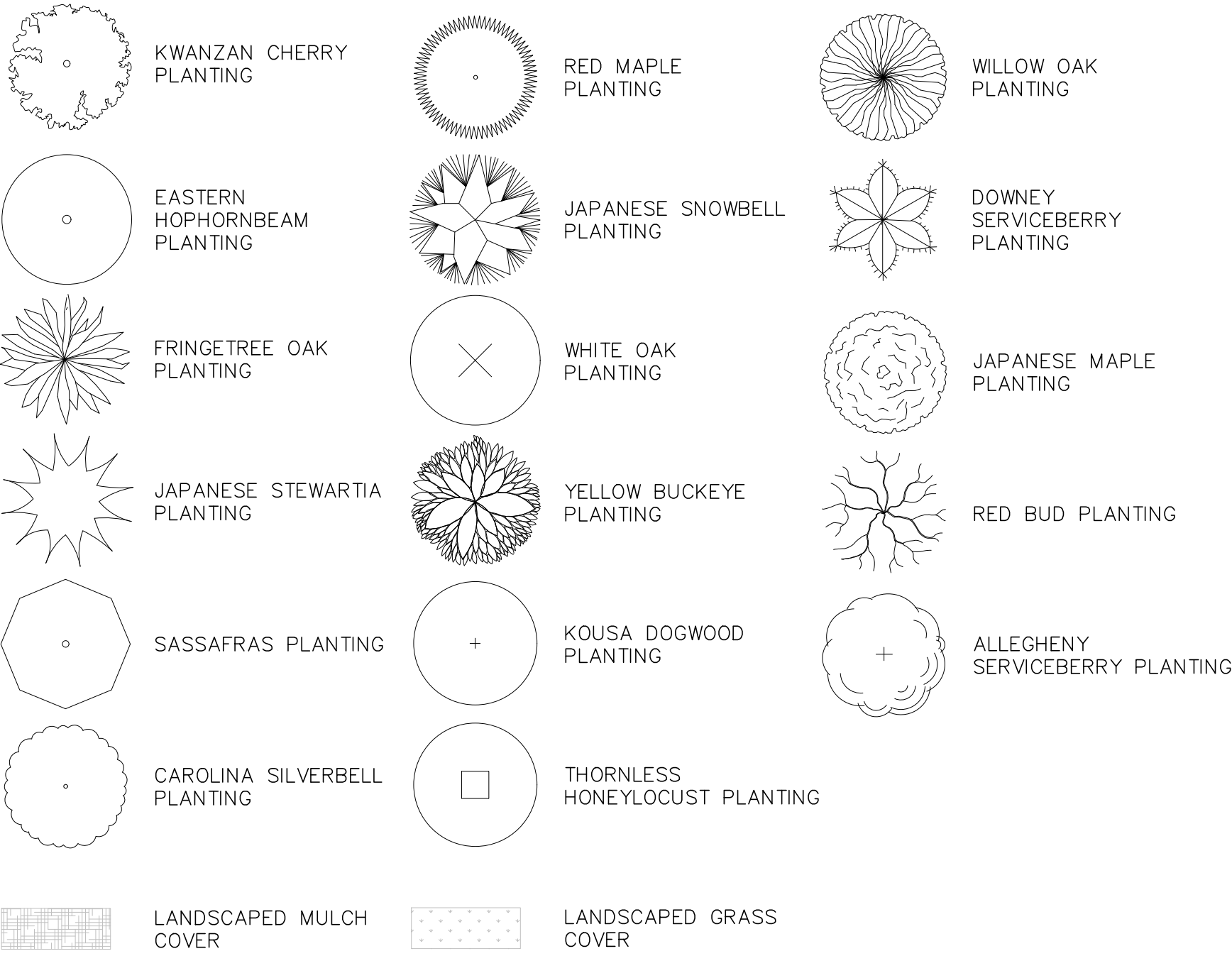
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LANDSCAPE PLAN LEGEND



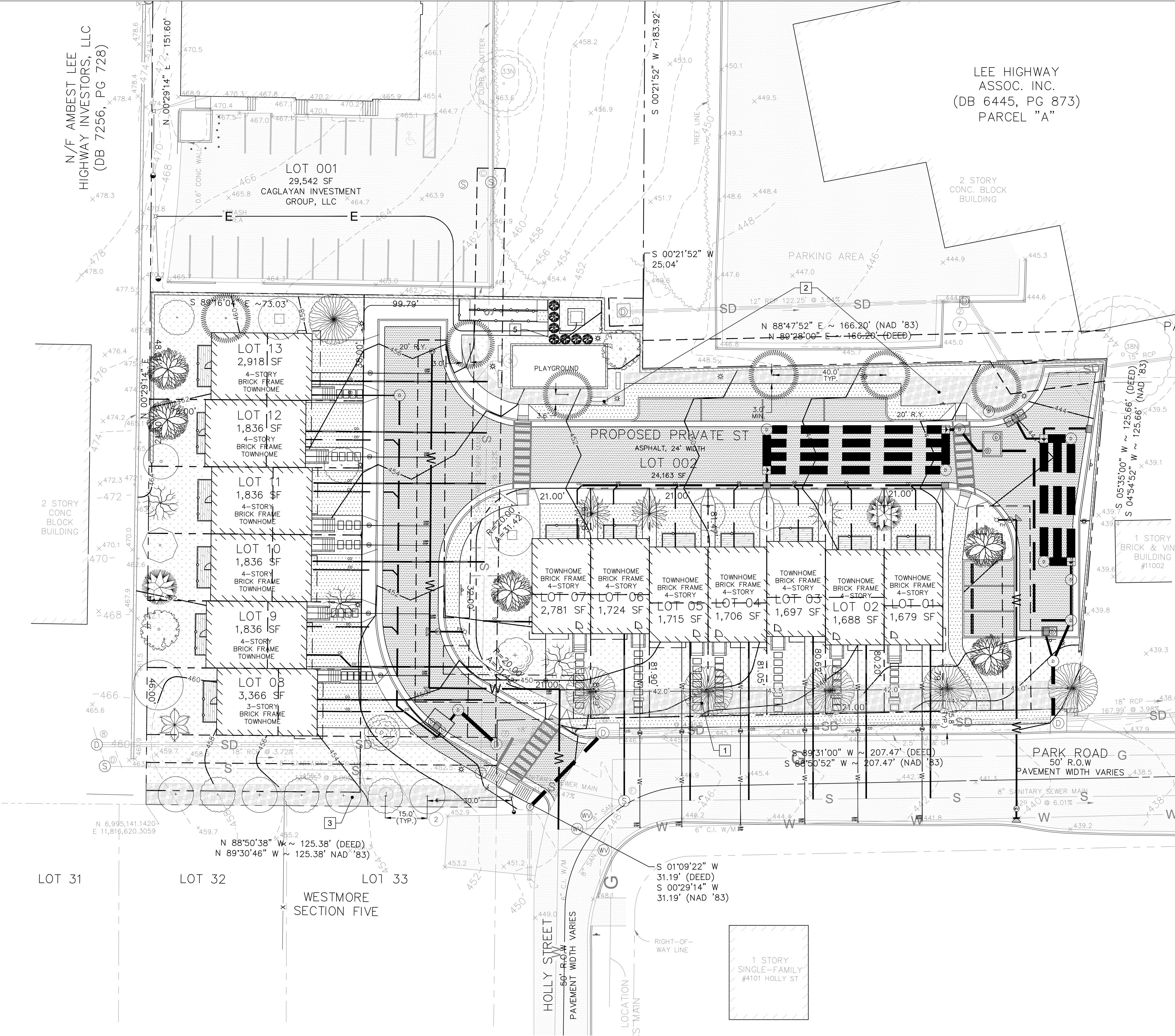
10-YEAR CANOPY REQUIREMENT CALCULATION:

LOT SIZE:	50,788 SF
10-YR CANOPY REQUIREMENT FOR RT ZONE:	15.0%
10-YR CANOPY REQUIREMENT:	7,618 SF

Key	Common Name	Botanical Name	Qty.	Size Cal.	Type	Canopy s. f.	Subtotal s. f.	Comments
A	Star Magnolia	Magnolia stellata	1	3"	B+B	125	125	
B	Yellow Buckeye	Aesculus flava	5	3"	B+B	175	875	
C	Redbud	Cercis canadensis	3	3"	B+B	125	375	
D	Japanese Snowbell	Styrax japonicus	2	3"	B+B	125	250	
E	Willow Oak	Quercus phellos	6	3"	B+B	250	1,500	Street tree.
F	Japanese Stewartia	Stewartia pseudocamellia	1	3"	B+B	125	125	
G	Fringetree	Chionanthus virginicus	2	3"	B+B	125	250	
H	Sassafras	Sassafras albidum	2	3"	B+B	125	250	
I	Thornless Honeylocust	Gleditsia triacanthos	2	3"	B+B	175	350	
J	Kousa Dogwood	Cornus kousa	4	3"	B+B	125	500	
K	Carolina Silverbell	Halesia carolina	6	3"	B+B	125	750	
L	Eastern Hophornbeam	Ostrya virginiana	1	3"	B+B	125	125	
M	Red Maple	Racer rubrum	6	3"	B+B	250	1,500	Street tree
N	White Oak	Quercus alba	1	3"	B+B	250	250	
O	Japanese Maple	Acer palmatum	1	3"	B+B	125	125	
P	Downey Serviceberry	Amelanchier arborea	1	3"	B+B	125	125	
Q	Kwanzan Cherry	Prunus kwanzan	1	3"	B+B	175	175	
R	Allegheny Serviceberry	Amelanchier laevis	1	3"	B+B	125	125	
Total number of trees			46	Total canopy s. f.		7,775		

LANDSCAPE CONSERVATION PLAN KEYNOTES

- 10-FT WIDE LANDSCAPE BUFFER ALONG PARK RD R.O.W.  
TOTAL LENGTH=188-FT  
1 TREE REQUIRED PER 40 LF  
TOTAL TREES REQUIRED=5  
TOTAL TREES PROVIDED=5  
PLANT 5 NEW TREES
- 10-FT WIDE LANDSCAPE BUFFER ALONG NORTH SIDE OF PRIVATE RD  
TOTAL LENGTH=163-FT  
1 TREE REQUIRED PER 40 LF  
TOTAL TREES REQUIRED=5  
TOTAL TREES PROVIDED=5  
PLANT 5 NEW TREES
- 7.5-FT WIDE TY-1 LANDSCAPE TRANSITION YARD ALONG ADJACENT R-M ZONED LOTS  
TOTAL LENGTH=125 LF  
6-FT TALL OPAQUE WOOD SCREENING FENCE ALONG PROPERTY LINE  
NO CANOPY TREES REQUIRED OR PROVIDED  
4 UNDERSTORY TREES REQUIRED PER 100 LF  
TOTAL UNDERSTORY TREES REQUIRED=5  
TOTAL UNDERSTORY TREES PROVIDED=7
- TREE PLANTING'S LOCATION SHOWN CONCEPTUALLY AND SUBJECT TO CHANGE PER OWNER'S REQUEST AND FAIRFAX CITY ARBORIST APPROVAL. PLANTING LOCATION'S SHALL ADHERE TO THE REQUIREMENTS OF THE FAIRFAX CITY PUBLIC FACILITIES MANUAL (TYPICAL).
- DENSE HEDGES ALONG THREE SIDE OF PROPOSED DOMINION TRANSFORMER TO PROVIDE SCREENING FROM PARK RD AND LOT 01. SPECIES TO BE DETERMINED DURING SITE PLAN TO ENSURE MATURE HEIGHT WILL BE TALL ENOUGH TO SCREEN EQUIPMENT.



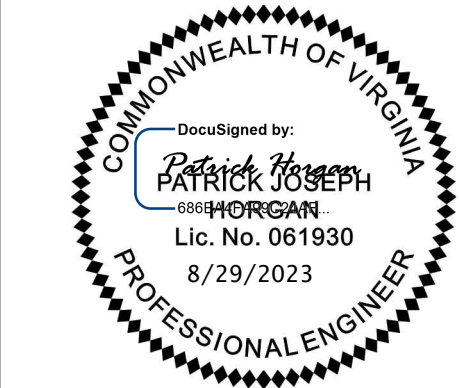
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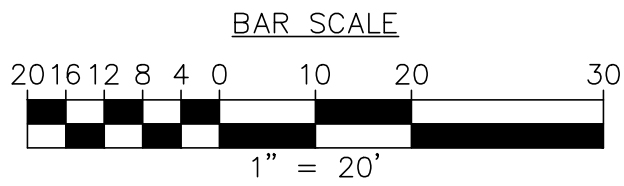
LANDSCAPE PLAN

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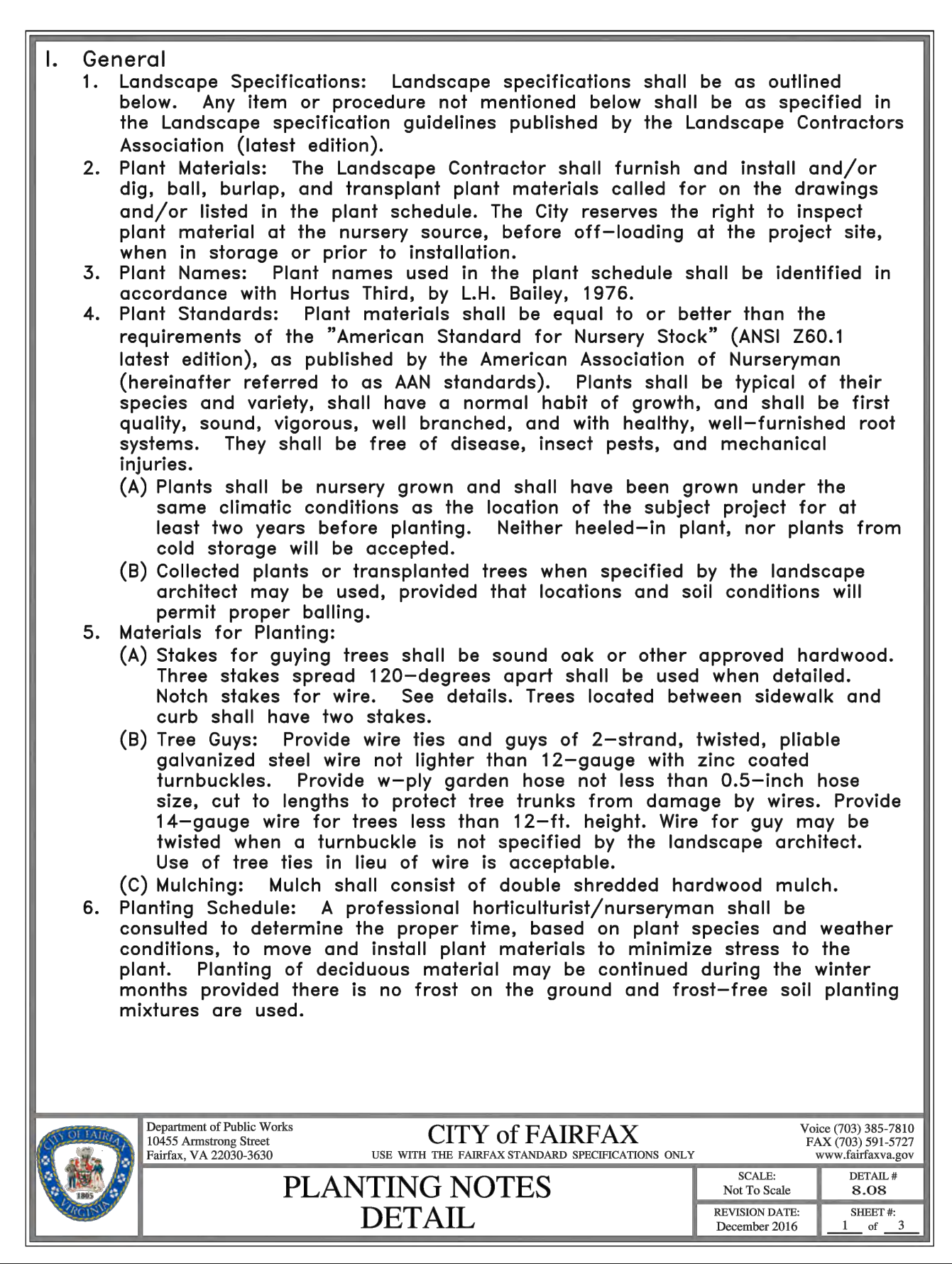
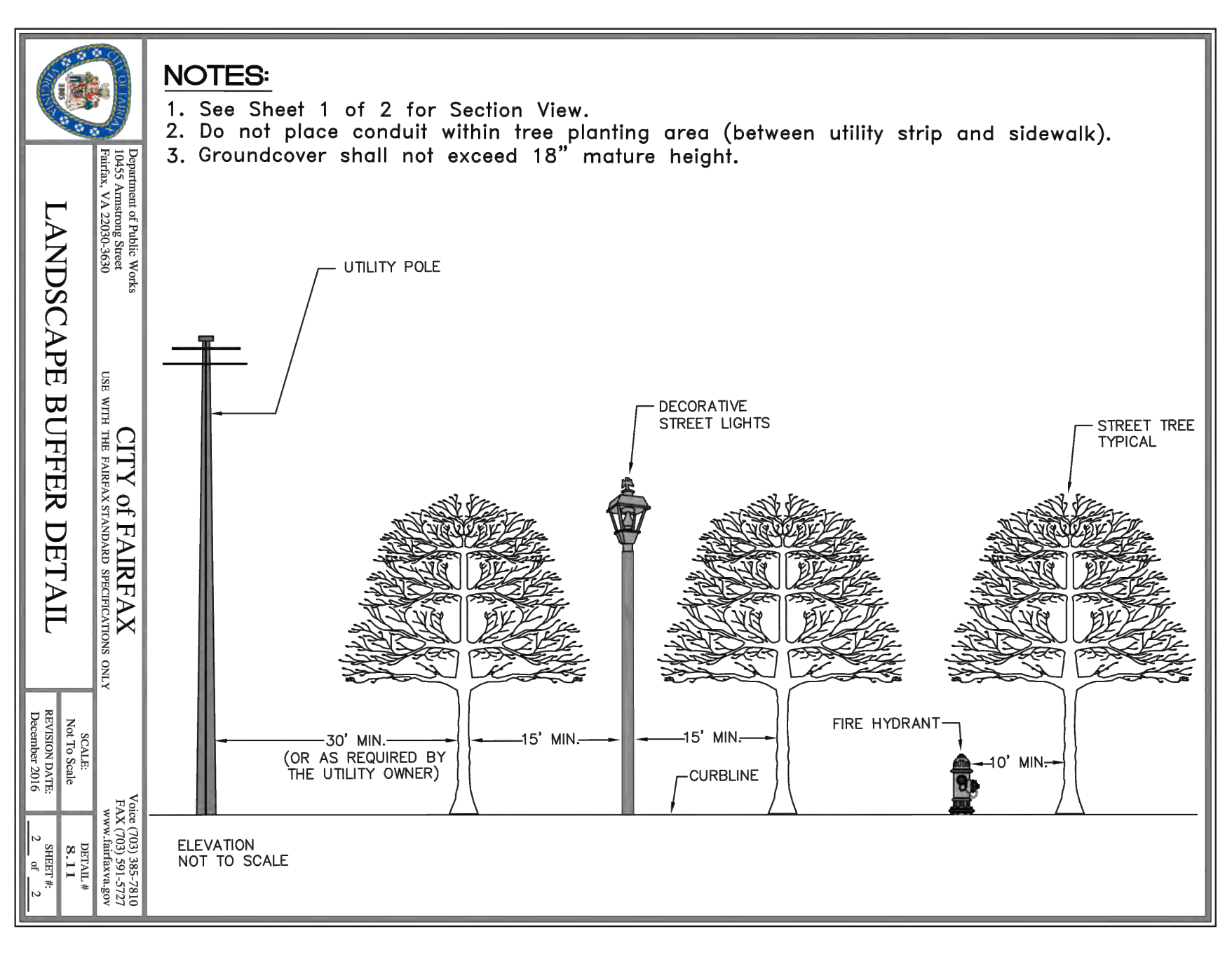
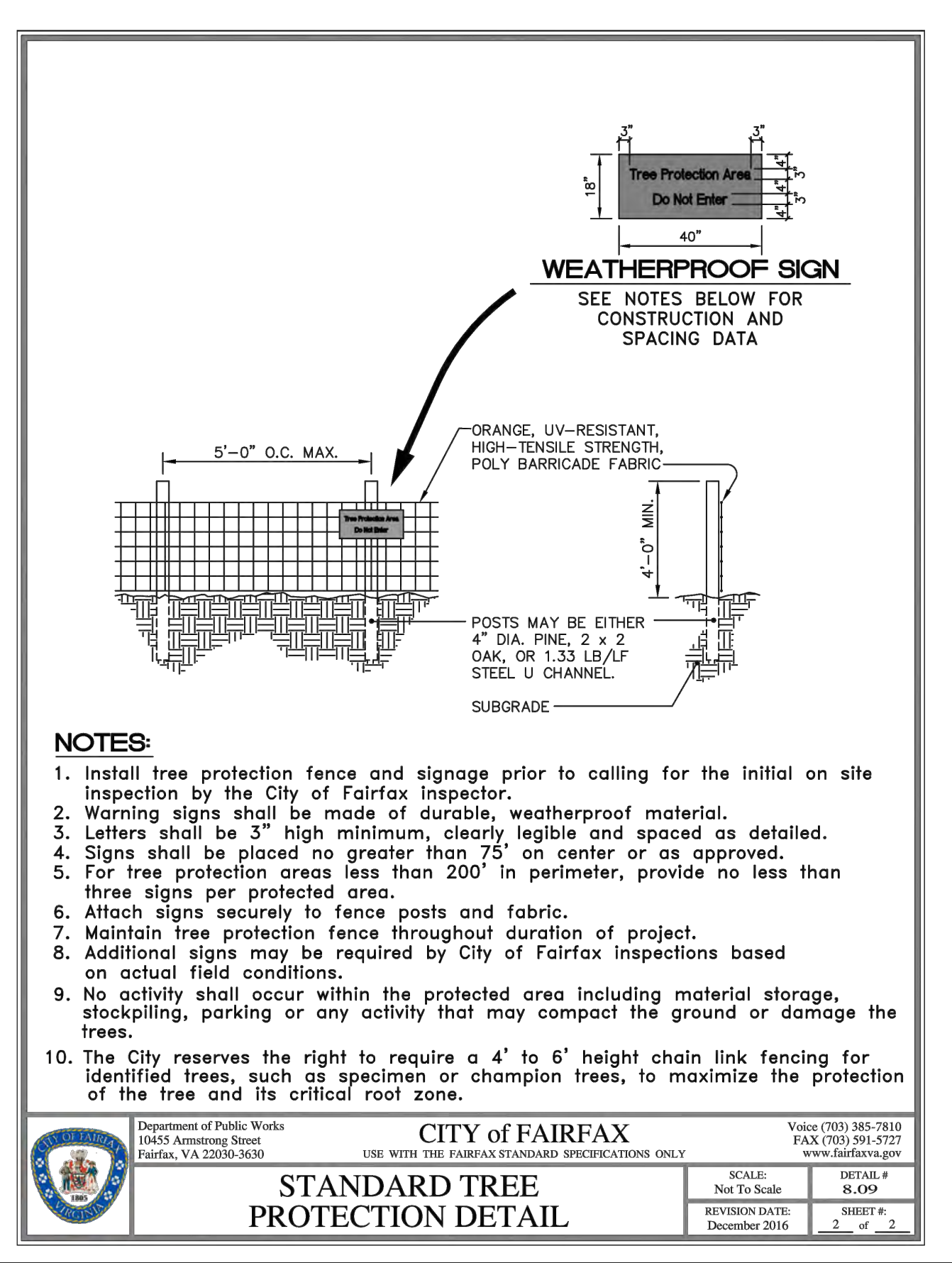
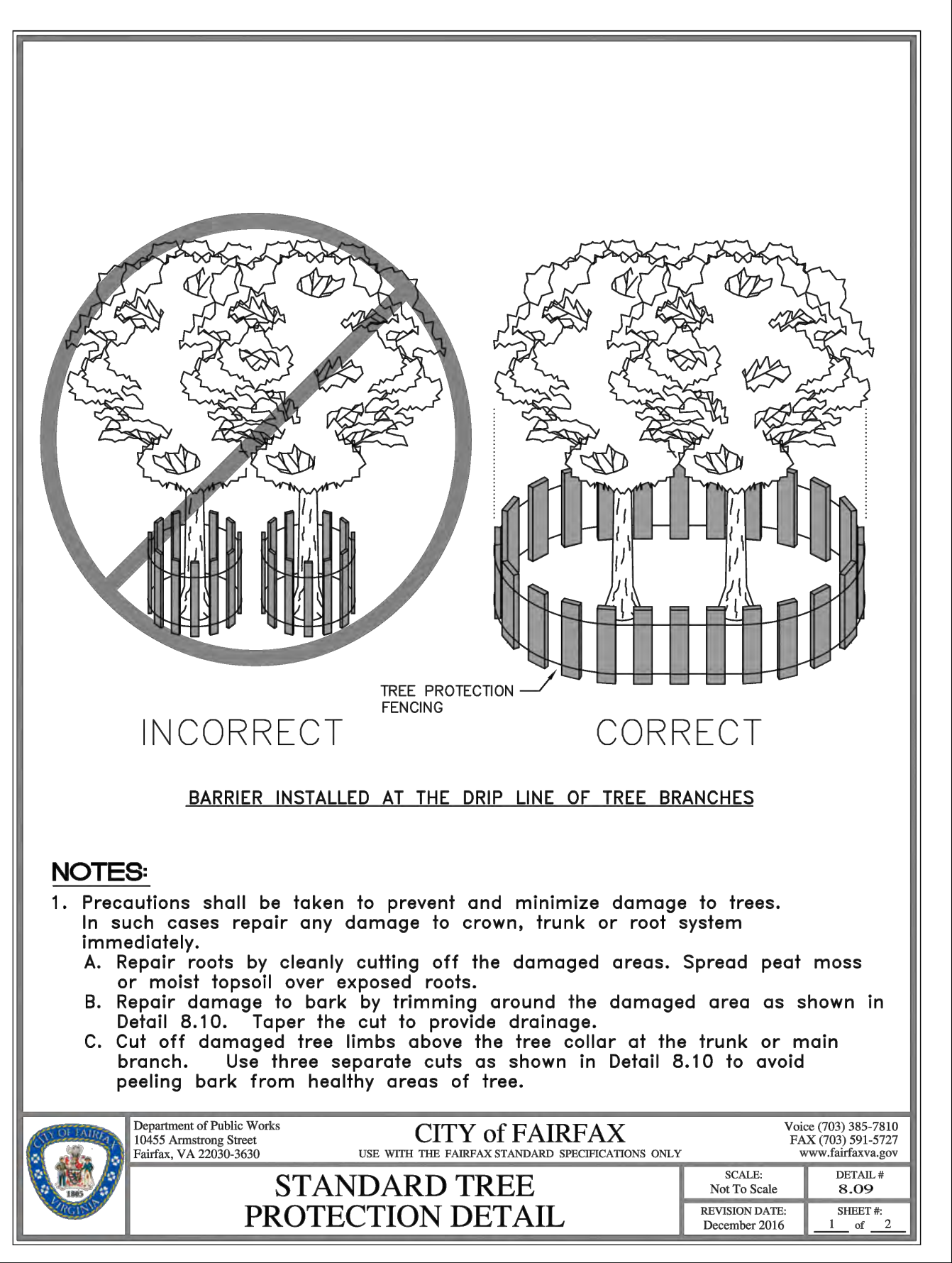
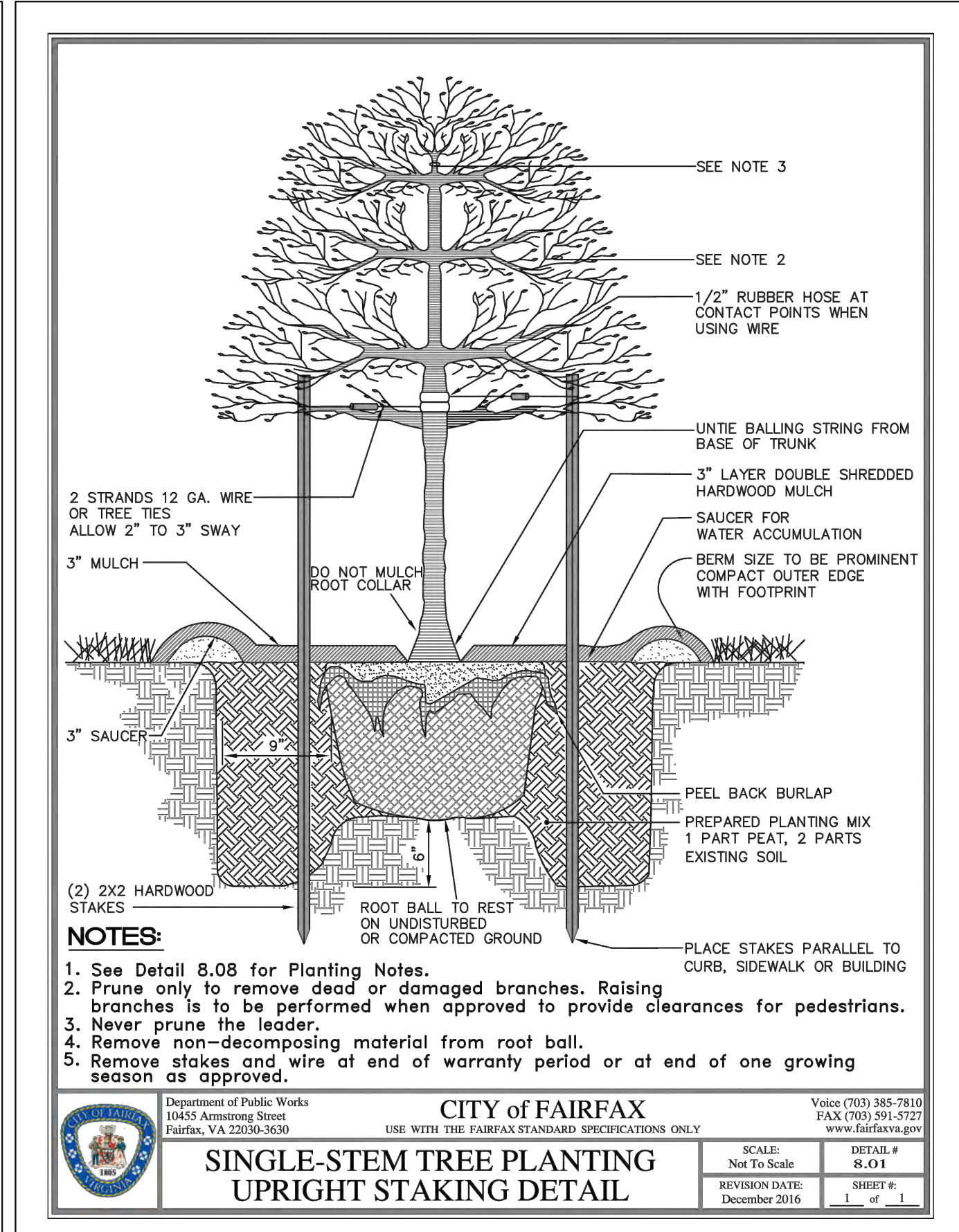
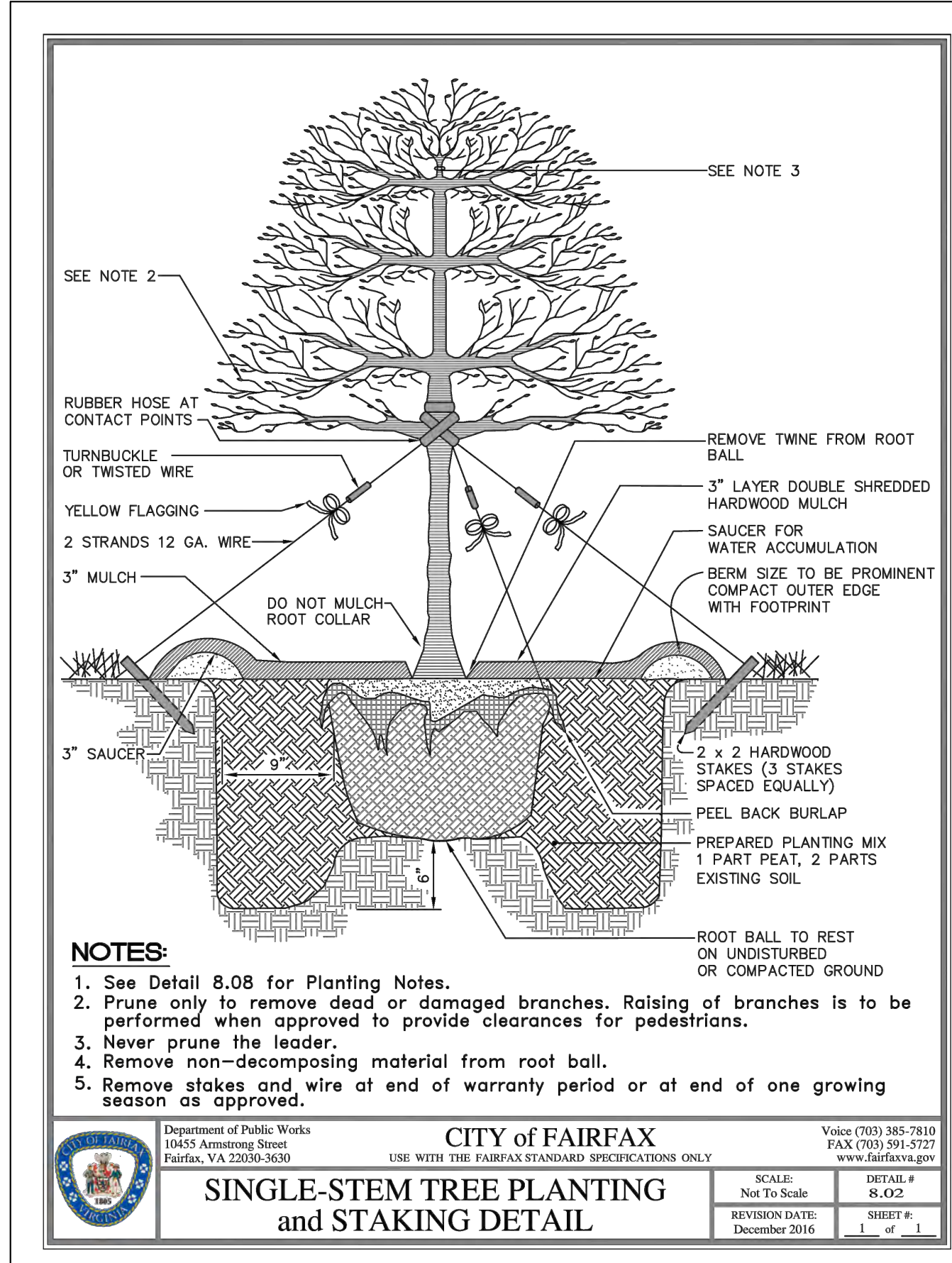
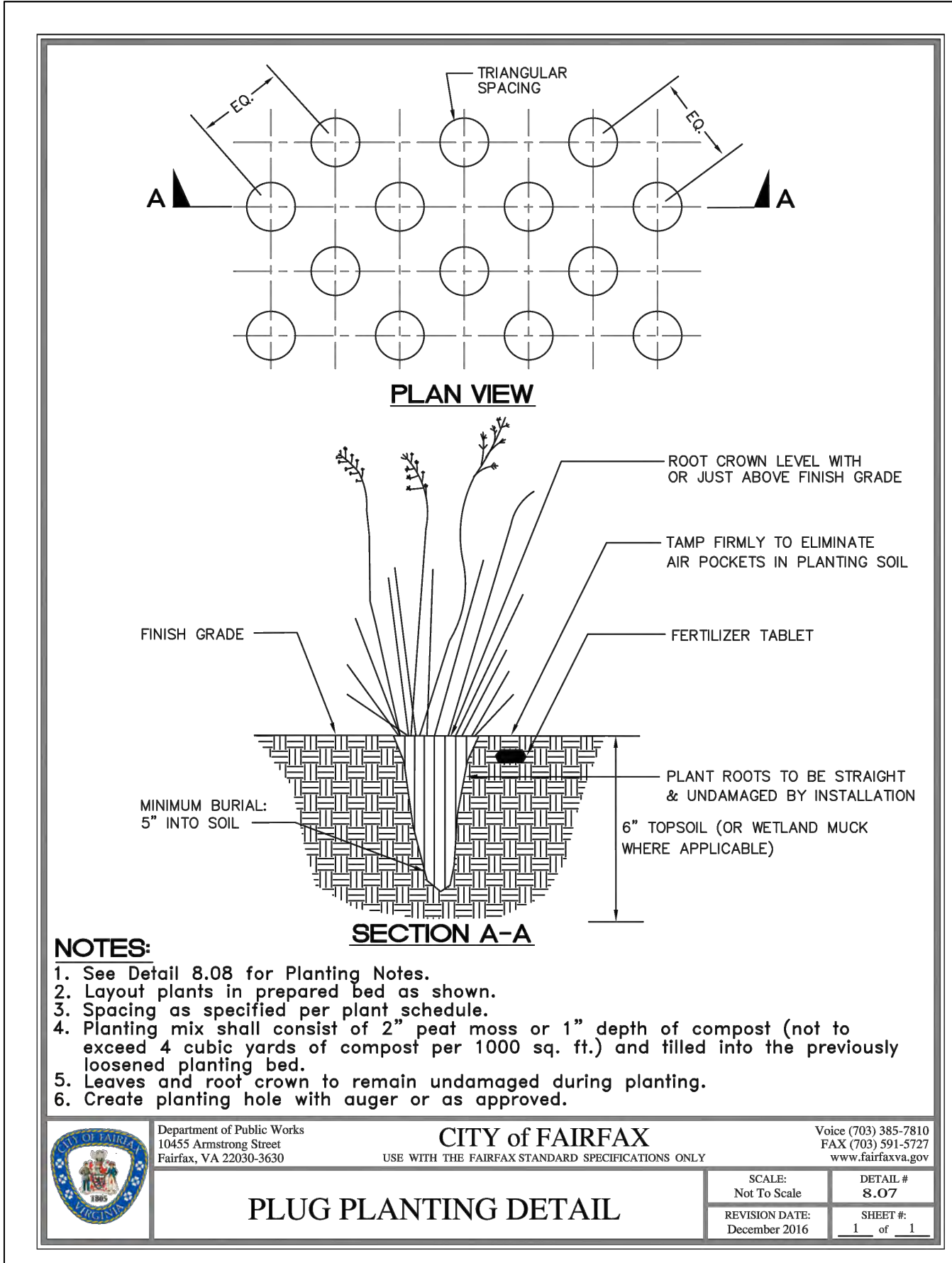
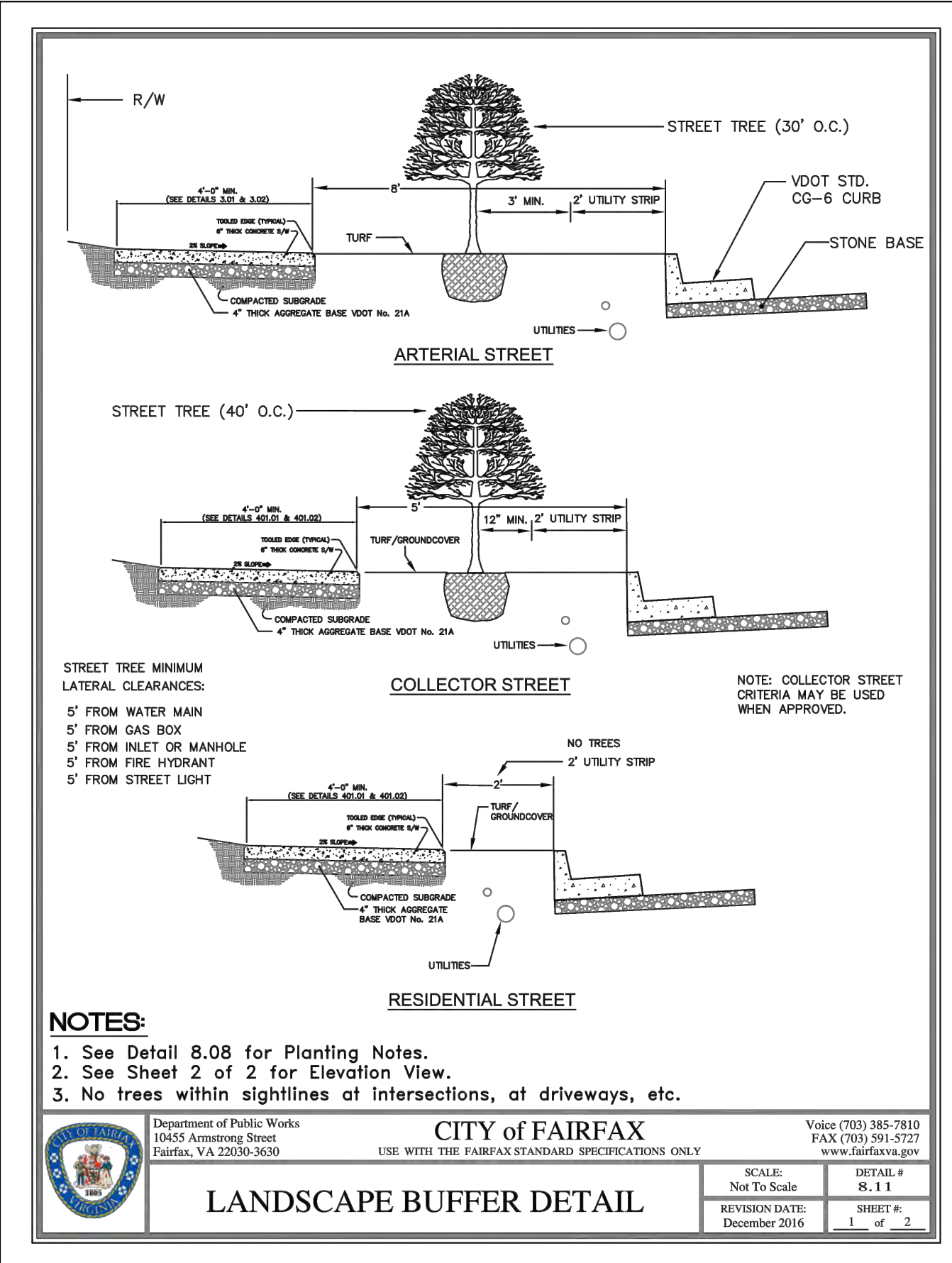
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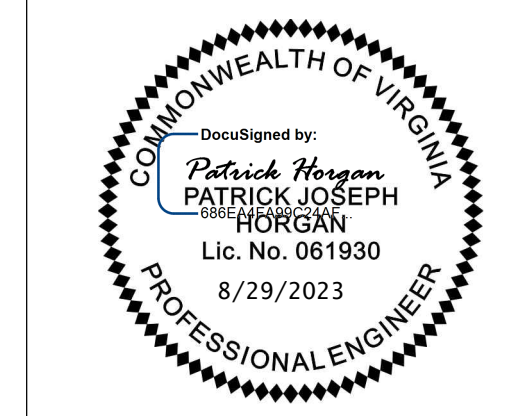
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REZONING PLANS

08/29/2023





# PARK ROAD PROPERTY

## Traffic Impact Study

### City of Fairfax, Virginia

**RECEIVED**

3/7/2022

Community Dev & Planning

March 3, 2022

Prepared by:

Wells + Associates

William F. Johnson, P.E., PTOE

Andrew C. Buntua, P.E., PTOE

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B	VDOT Scope of Work Meeting Form
C	Count Data
D	Existing Conditions Synchro Reports
E	Descriptions of Levels of Service
F	Future Levels of Service and Queues without Development
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## Section 1 INTRODUCTION

This report presents the results of a traffic impact study conducted in support of a proposed new residential project to be developed in the City of Fairfax, Virginia. The Property is located at 11004 and 11006 Park Road, oriented south of Lee Highway (Route 29) and west of Chestnut Street, as shown on Figure 1-1.

The properties that comprise the subject application are currently zoned CR (Commercial Retail) and are developed with a commercial structure totaling approximately 5,030 gross square feet (GSF). This existing building is currently vacant.

The Applicant proposes to rezone the properties to the RT (Residential Townhouse) district in order to raze and redevelop the property with 13 townhouse dwelling units. A full-sized copy of the site plan is included in Appendix A.

The redevelopment plan, as proposed, is consistent with the City's vision for a "Townhouse/Single-Family Attached Neighborhood" as outlined in the City's Comprehensive Plan. A reduction of the redevelopment plan is shown on Figure 1-2.

In 2006, the Virginia General Assembly approved legislation (Senate Bill 699, Chapter 527 of the 2006 Acts of Assembly) to enhance the coordination of land use and transportation planning within the Commonwealth. Subsection 15.2-2222.1 was added to expand VDOT's role in the land planning and development review process. In 2011, Chapter 870 of the 2011 Acts of Assembly directed VDOT to review and adopt appropriate revisions to the regulations.

Under the regulations, all development proposals which meet certain specific trip generation thresholds are subject to VDOT's Updated Administrative Guidelines for the Traffic Impact Analysis Regulations dated December 2018 (the "Administrative Guidelines"). A development proposal is generally considered to substantially impact the transportation network if it generates more than 5,000 daily vehicle trips. Based on the trips anticipated to be generated by the proposed new uses, the development would not constitute a substantial impact.

Although a traffic impact analysis is not required per 24VAC30-155, the City of Fairfax requires the submission of a Traffic Impact Study (TIS) in conjunction with any development application. The basis of this traffic impact assessment then includes a field reconnaissance of the area to determine access opportunities and constraints, acquisition of baseline traffic volumes at key intersections in the site vicinity, a review of the City's Comprehensive Plan, as well as coordination with City staff to ascertain planned transportation improvements/enhancements, and information from the applicant including preliminary site concepts.

This traffic assessment was completed in accordance with the City of Fairfax policies and guidelines and is intended to address the following:



Figure 1-1  
Site Location



NORTH

Park Road Property  
City of Fairfax, Virginia



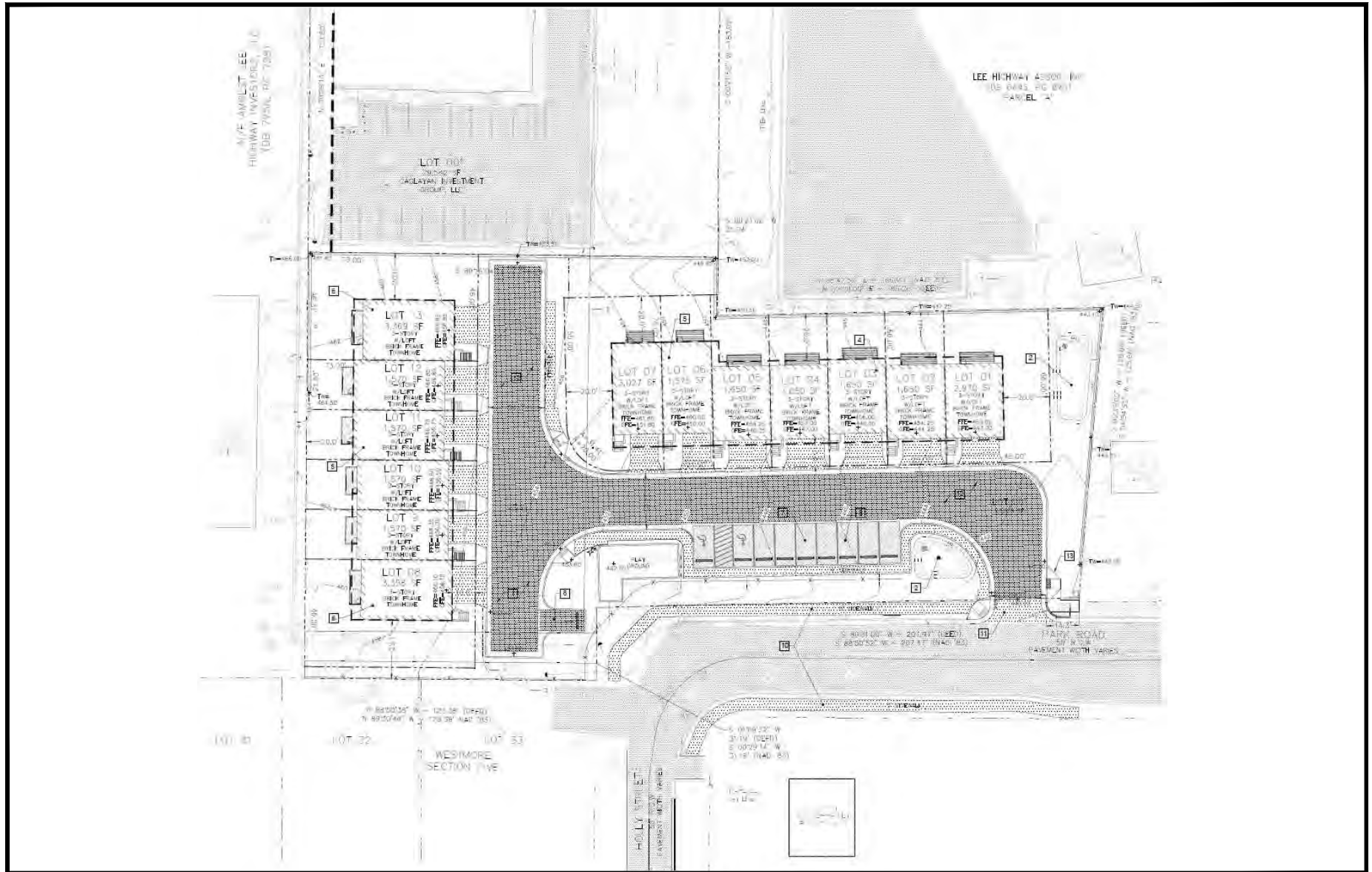


Figure 1-2  
Site Layout



NORTH

Park Road Property  
City of Fairfax, Virginia

1. Estimation of the total vehicle trip ends generated by the planned land uses during the weekday peak hours.
2. Determination of the effects of the development proposal on the surrounding local roadway network.
3. Identification of potential road and/or operational improvements necessary to mitigate the impacts of the developer's proposal.

The specific traffic study parameters were scoped in coordination with City staff. The resulting traffic study scoping form is provided in Appendix B. Tasks undertaken in the course of this study included the following:

1. A review of the Applicant's conceptual plans for the subject site.
2. A field reconnaissance of the subject site in order to determine existing roadway and intersection geometrics and traffic controls, access opportunities and/or constraints, and general traffic conditions.
3. Peak hour turning movement and pedestrian counts were obtained at the following study intersections:
  - a. Holly Street/Fairfax Street
  - b. Park Road/Fern Street

Counts were conducted at the key study intersections listed above on Thursday, February 24, 2022.

4. Calculation of existing weekday AM and PM peak hour intersection levels of service at the study intersections.
5. Identification of the number of peak hour trips that would be generated by the proposed mixed-use development based on standard Institute of Transportation Engineers (ITE) 10<sup>th</sup> edition Trip Generation Manual rates/equations.
6. Determination of future background traffic forecasts based on estimates of traffic that the by-right site uses would generate.
7. Calculation of future levels of service both with and without the proposed development at the key study intersections and all proposed site entrances for an anticipated build-out year of 2025.

Sources of data for this analysis included traffic counts conducted by Wells + Associates Inc, information obtained from the City of Fairfax, the Institute of Transportation Engineers (ITE), the

Highway Capacity Manual 2000 (Synchro software, version 10.3), Caglayan Investment Group, and the files and library of Wells + Associates.

## CONCLUSIONS

*Based on the results of this traffic impact study, the following may be concluded:*

- 1. The redevelopment plan proposed by the Applicant is consistent with the City and community's long term vision as reflected in the 2035 Comprehensive Plan.*
- 2. All turning movements at the unsignalized intersections within the study area currently operate at level of service (LOS) "A".*
- 3. Under future 2025 traffic conditions, without the development of the subject site, delays at study intersections would remain generally consistent with existing conditions.*
- 4. The Park Road Property redevelopment project is forecasted to generate 7 weekday AM peak hour (2 inbound and 5 outbound), 10 weekday PM peak hour (6 inbound and 4 outbound), and 58 weekday average daily trips upon completion and full occupancy by 2025. Considering the existing commercial building on the site, the proposal represents a reduction of 3 weekday AM peak hour, 3 weekday PM peak hour, and 24 weekday average daily trips compared with what the vacant commercial building could generate.*
- 5. Under future 2025 traffic conditions, with the development of the subject site, delays at study intersections would remain generally consistent with background conditions (without the development of the subject site).*
- 6. The proposed residential development project would result in no appreciable impact on the surrounding roadway network.*

## Section 2 COMPREHENSIVE PLAN

### LOCATION AND SURROUNDING USES

The site is located within the western limits of the City of Fairfax and is currently developed with a 5,030 GSF commercial building; however, this building is currently vacant. Low-scale commercial uses generally surround the property to the north along Lee Highway (Route 29) and residential uses are found to the east, west, and south along Park Road, Fairfax Street, and Holly Street.

### COMPREHENSIVE PLAN LAND USE RECOMMENDATIONS

The subject site is located proximate to the Kamp Washington Activity Center as defined in the City's 2035 Comprehensive Plan (see Figure 2-1). The properties are designated as "Townhouse/Single-Family Attached Neighborhood". The proposed redevelopment is in harmony with the 2035 Comprehensive Plan.

### EXISTING TRANSPORTATION NETWORK

**Existing Road Network.** The following is a description of the roadways surrounding the proposed residential development. Figure 2-2 depicts existing lane use and traffic controls in the vicinity of the subject site:

**Park Road.** Park Road is a two-lane, undivided, local street with an assumed speed limit of 25 mph that runs along the southern property boundary. On-street parking is permitted along Park Road, proximate to the site. To the west of the site, Park Road becomes Holly Street.

**Holly Street.** Holly Street is a two-lane, undivided, local street with an assumed speed limit of 25 mph. On-street parking is permitted along Holly Street.

**Fern Street.** Fern Street is a two-lane, undivided, local street with an assumed speed limit of 25 mph. On-street parking is permitted along Fern Street. Fern Street intersects with Park Road to the east of the site.

**Fairfax Street.** Fairfax Street is a two-lane, undivided, local street with an assumed speed limit of 25 mph. On-street parking is permitted along Fairfax Street.

**Pedestrian Facilities.** A sidewalk provided along the site boundary on the northern side of Park Road runs east from the site to the intersection with Chestnut Street. As shown on Figure 2-3,



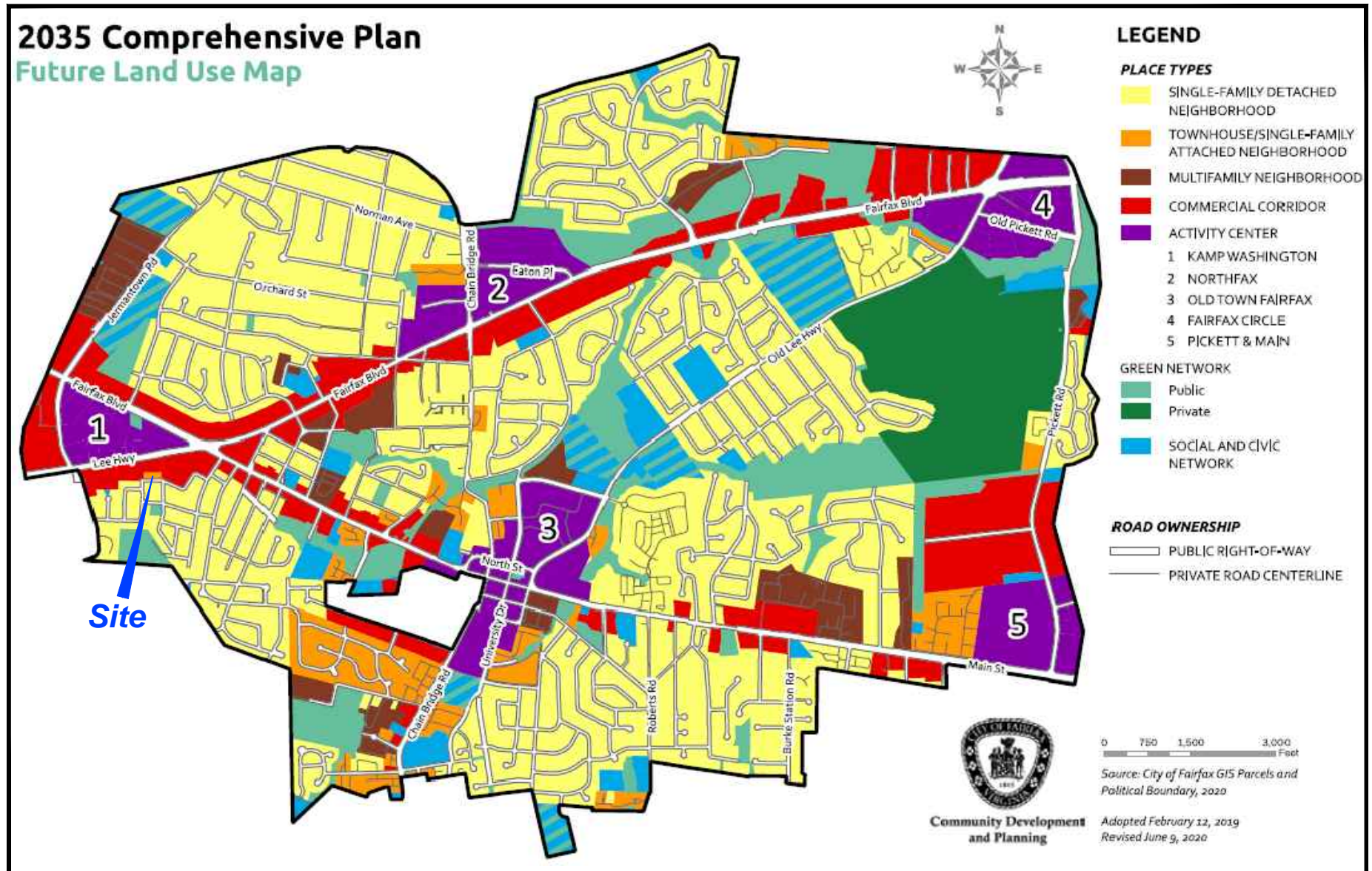


Figure 2-1  
Future Land Use Map



NORTH

Park Road Property  
City of Fairfax, Virginia

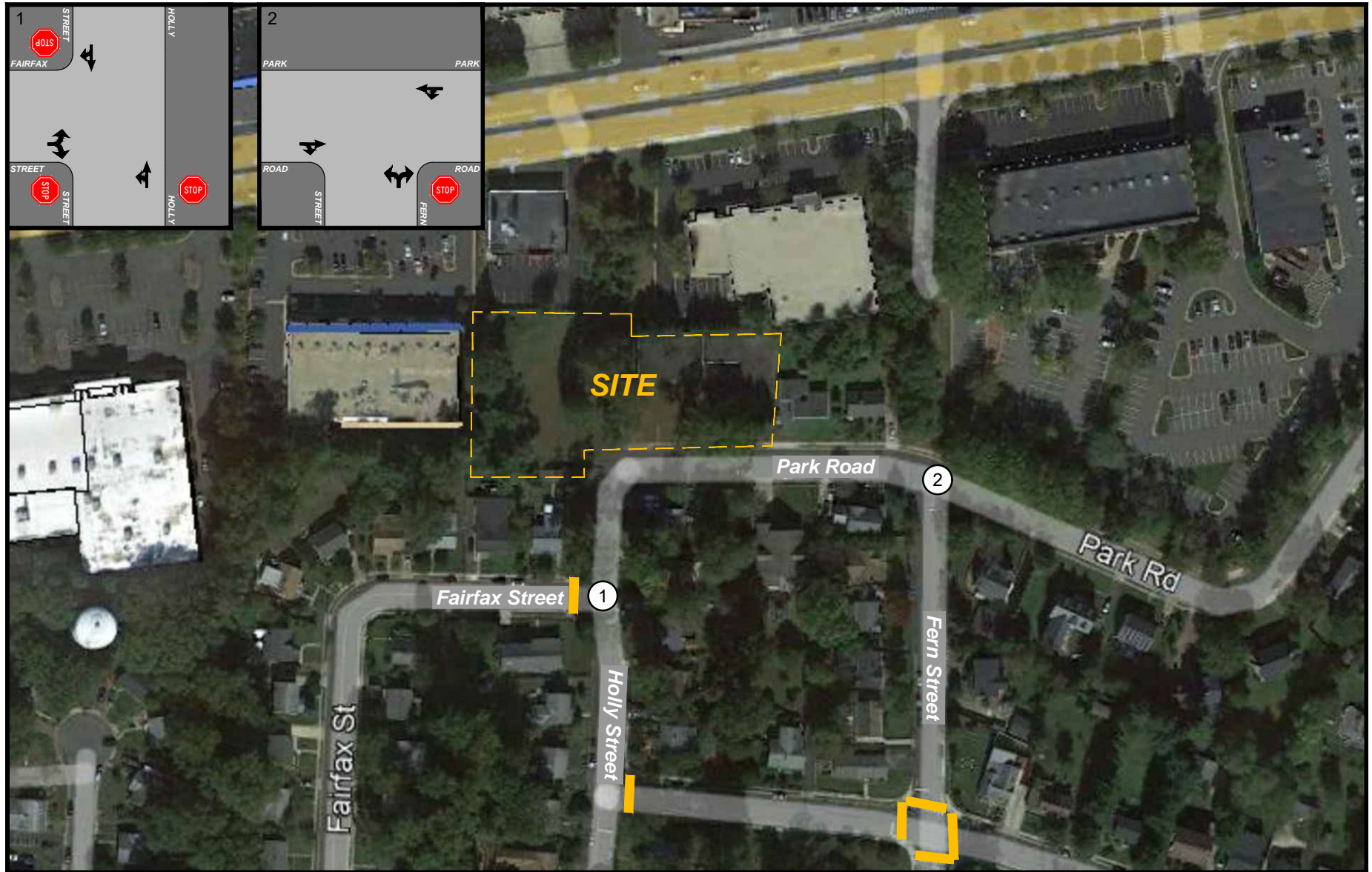


Figure 2-2  
Existing Lane Use and Traffic Controls

← Represents One Travel Lane  
 Stop Sign



NORTH

Park Road Property  
City of Fairfax, Virginia



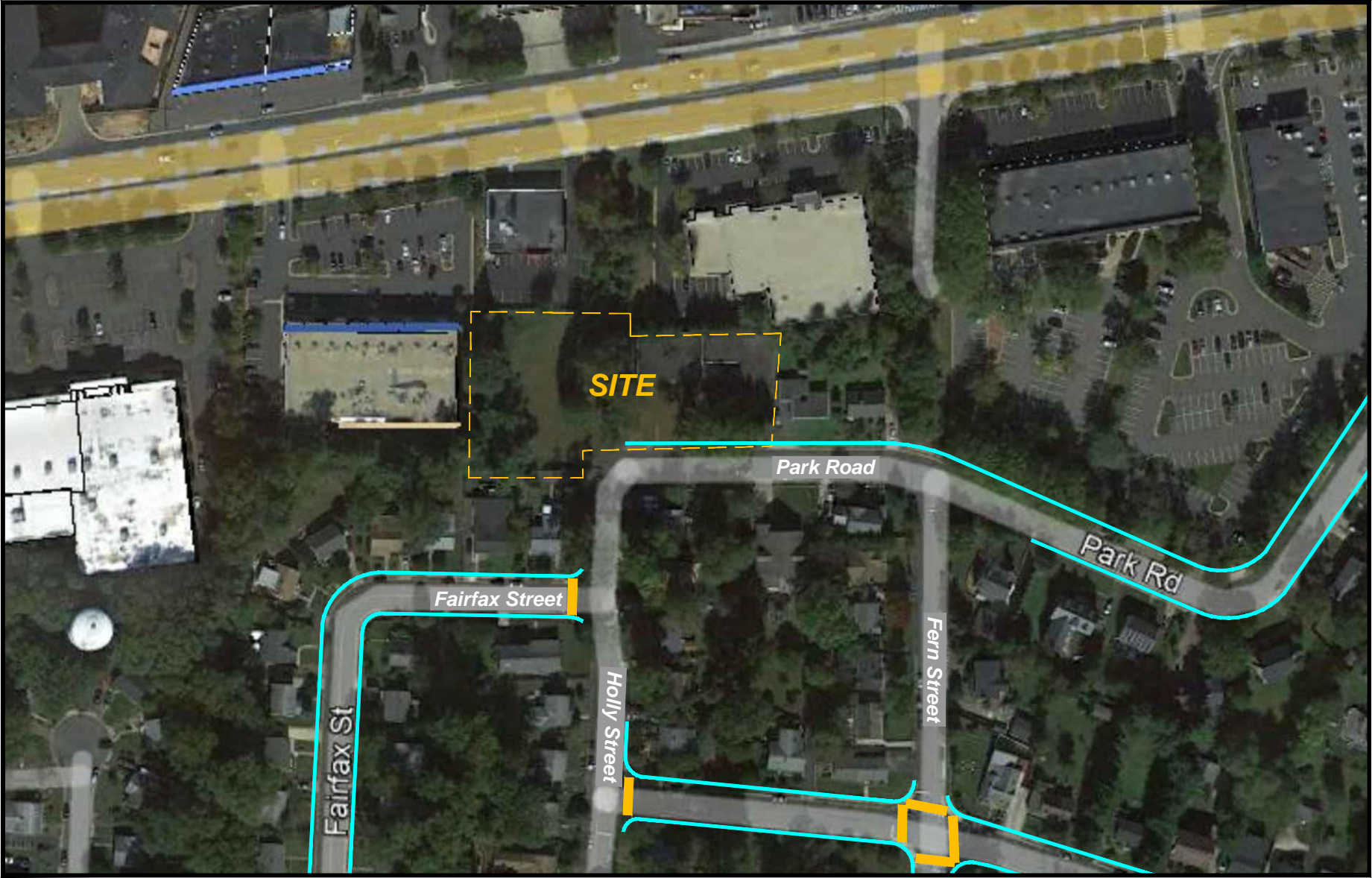


Figure 2-3  
Pedestrian Facilities

Cyan line: Concrete Sidewalk  
Yellow line: Crosswalk



NORTH  
Park Road Property  
City of Fairfax, Virginia

sidewalks are generally provided on both sides of local streets serving the surrounding neighborhoods, with exceptions.



## Section 3

### STUDY SCOPE AND ANALYSIS PARAMETERS

#### OVERVIEW

The primary objective of this study is to assess the impacts associated with the proposed development plan for the Park Road Property on the surrounding street system.

The specific study parameters were scoped and agreed upon in coordination with project team representatives and City staff. The scoping document is provided in Appendix B.

#### STUDY AREA

The study area was determined based on the intersections and roadways that potentially would be affected by implementation of the proposed development plan. The following intersections were selected for analysis and evaluation:

1. Holly Street/Fairfax Street
2. Park Road/Fern Street

#### STUDY METHODOLOGY

Traffic (or site) impact studies are generally required by jurisdictions to assess the level of impact proposed changes in land use or development could have on a community's transportation system. Traffic impact studies focus on access to/from a property and those off-site local intersections that would potentially be impacted by traffic from the proposed development or land use change. Utilizing a four-step process, intersections are evaluated in terms of levels of service and then appropriate mitigation measures are identified to remediate sub-standard levels of service. The four-step planning process consists of trip generation, trip distribution, a determination of mode split, and traffic assignment.

As recommended by the City, trip generation estimates were developed based on standard Institute of Transportation Engineers (ITE), 10<sup>th</sup> edition, Trip Generation Manual rates/equations. Directional distributions and traffic assignments were developed based on a review of existing travel patterns, data from other traffic studies, local knowledge and experience, and engineering judgment and agreed to among the parties.

Levels of service and vehicle queues were estimated using established Highway Capacity Manual 2000 methodologies as reported by Synchro software, version 10.3. Synchro is a macroscopic analysis tool and has the advantage of analyzing not only individual intersection performance but also how the performance measures of the intersection relate to other intersections in the same

network. Important roadway network parameters, such as signal coordination/offsets and vehicle progression, are included in the Synchro analysis.

### **ASSUMED SITE DEVELOPMENT PROGRAM**

For purposes of this analysis, the following level of development was analyzed:

- 13 townhouse dwelling units.

For purposes of this assessment, buildout of the project is anticipated to occur in a single phase by the year 2025.

### **ANALYSIS STUDY PERIODS**

As requested by City staff, the intersections within the study area were analyzed under weekday AM and PM peak hour conditions.

### **REGIONAL GROWTH**

Through conversations/discussions with City staff, no growth was assumed within the study area given its location within a neighborhood served exclusively via local streets.

### **OTHER APPROVED/PLANNED DEVELOPMENTS**

No other approved but undeveloped projects (i.e., “pipeline” developments) were identified in the immediate vicinity.

### **EXISTING TRAFFIC VOLUMES**

Existing weekday AM and PM peak hour turning movement and pedestrian counts were conducted on Thursday, February 24, 2022 at the following intersections from 6:00 AM to 9:00 AM and from 4:00 PM to 7:00 PM:

- Holly Street/Fairfax Street
- Park Road/Fern Street

The existing vehicle traffic volumes used in the analysis are provided on Figure 3-1. Existing pedestrian counts are provided on Figure 3-2. All count data is included in Appendix C.



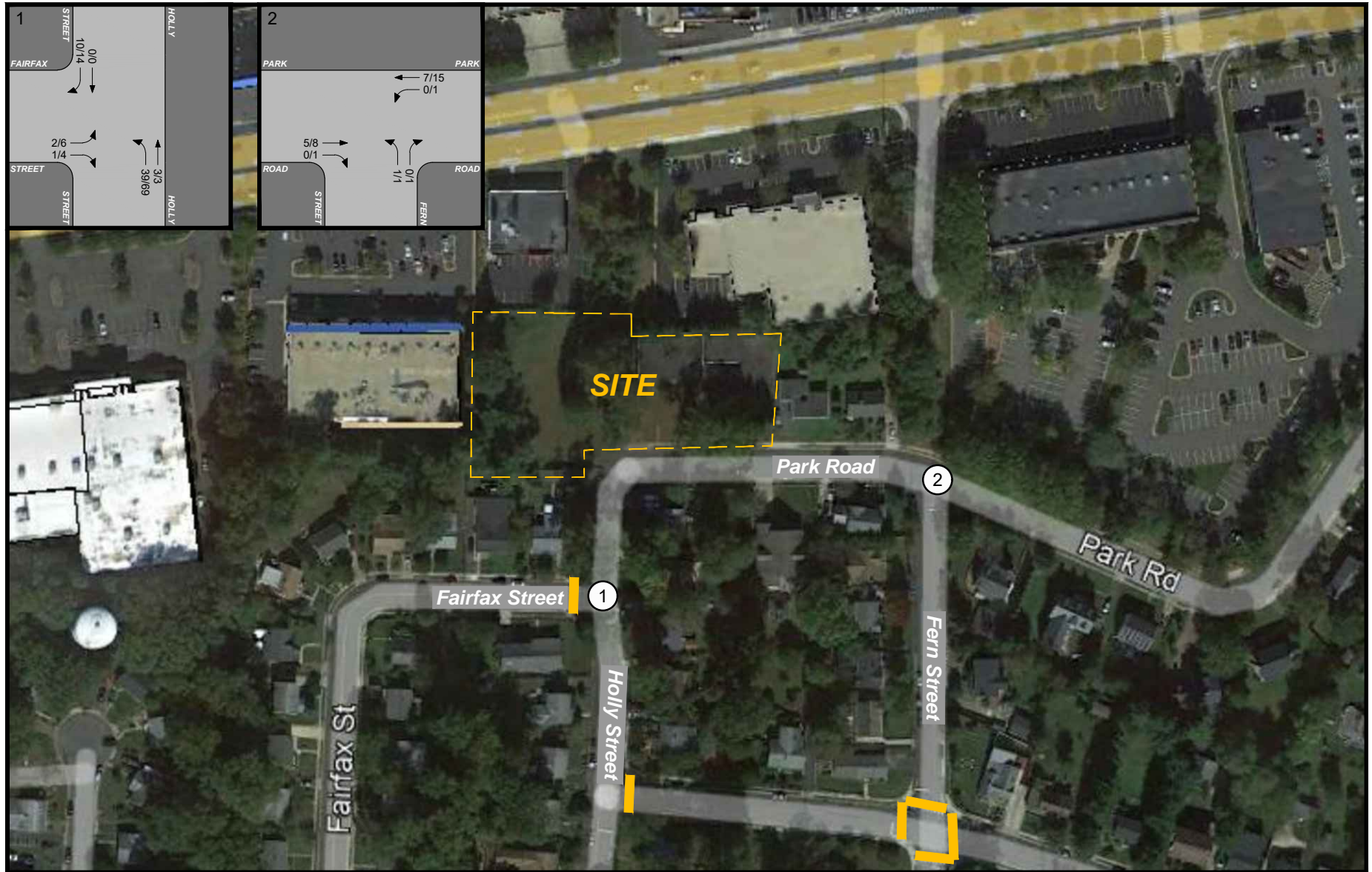


Figure 3-1  
Existing Traffic Volumes

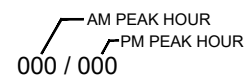
AM PEAK HOUR  
PM PEAK HOUR  
000 / 000



NORTH

Park Road Property  
City of Fairfax, Virginia





Park Road Property  
City of Fairfax, Virginia



## Section 4

### EXISTING CONDITIONS ANALYSIS

#### EXISTING INTERSECTION LEVELS OF SERVICE

Peak hour levels of service were calculated for the study intersections based on the existing lane use and traffic controls shown on Figure 2-2, the existing traffic volumes shown on Figure 3-1, and the 2000 Highway Capacity Manual (HCM) analysis procedures for unsignalized intersections. The results are presented in Appendix D and summarized on Table 4-1 and Figure 4-1. Descriptions of levels of service are provided as Appendix E.

As reflected in Table 4-1, turning movements at the study intersections currently operate at overall level of service (LOS) “A” or better, based on the analysis results.

#### EXISTING INTERSECTION QUEUING

As requested by staff, an analysis of intersection 95<sup>th</sup>-percentile queues was performed at key locations. The results of the queuing analysis, as reported by Synchro, are summarized in Table 4-2.

As shown in the table, 95<sup>th</sup>-percentile queues at the STOP-controlled movements are relatively low within the study network, with the longest queue being 8 feet at the EBLR movement of the Fairfax Street/Holly Street intersection during the PM peak hour.



Table 4-1  
Park Road Property  
Existing Level of Service Summary (1)(2)

Intersection	Operating Condition	Street Name	Approach/ Movement	Existing 2022	
				AM	PM
1 <b>Holly Street</b> /Fairfax Street	STOP	Fairfax Street <b>Holly Street</b> <b>Holly Street</b>	EBLR NBLT SBTR	A [7.0] A [7.4] A [6.4]	A [7.1] A [7.6] A [6.5]
2 Park Road/ <b>Fern Street</b>	STOP	Park Road Park Road <b>Fern Street</b>	EBTR WBLT NBLR	A [0.0] A [0.0] A [8.6]	A [0.0] A [0.4] A [8.5]

Notes (1) Numbers in brackets [] represent delay at unsignalized intersections in seconds per vehicle.

(2) Roadway names in bold are considered north/south for purposes of this analysis



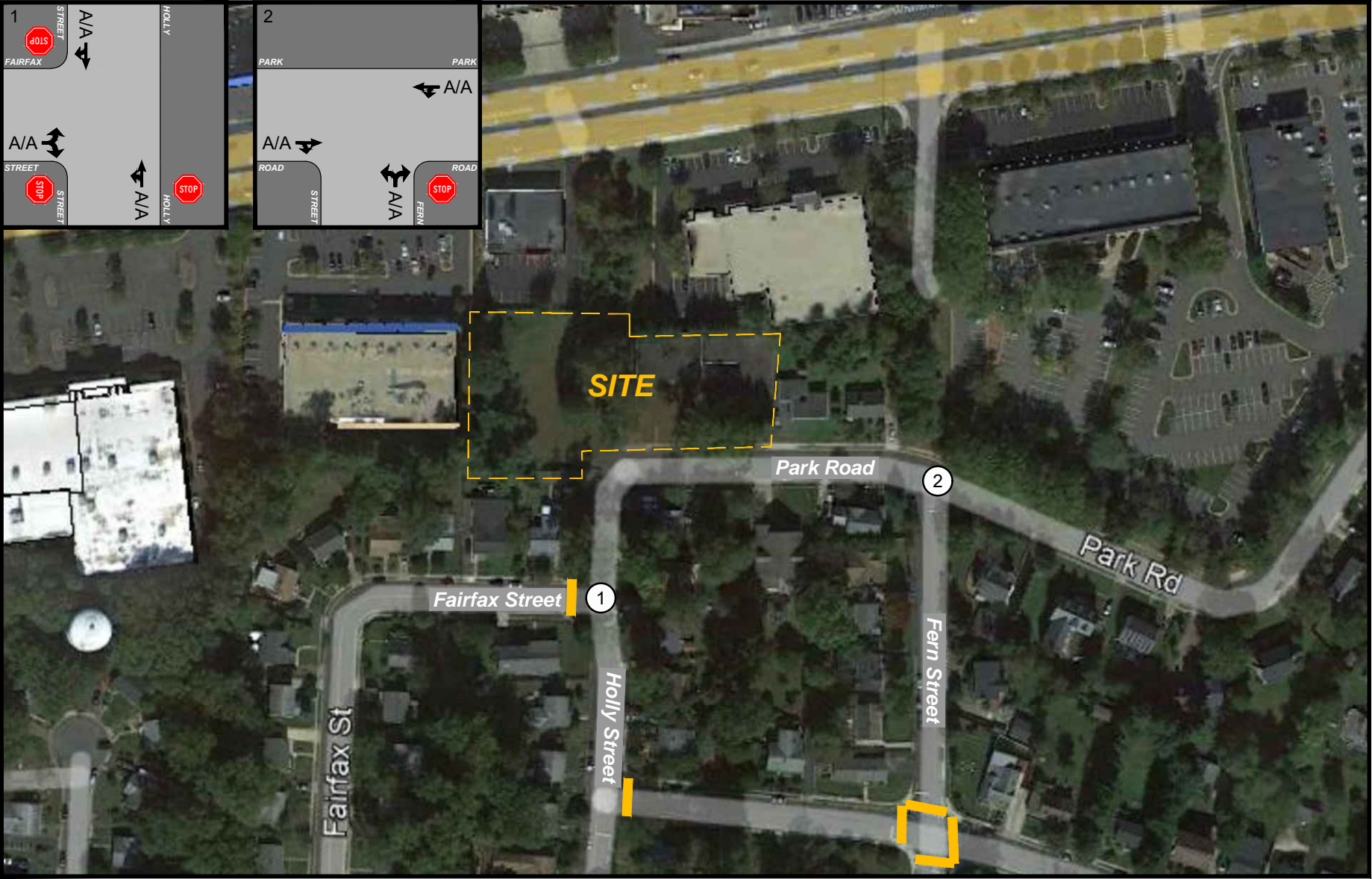


Figure 4-1  
Existing Levels of Service

- X/X Lane Group Level of Service
- (X/X) Overall Level of Service
- ← Represents One Travel Lane
- STOP Stop Sign



NORTH  
Park Road Property  
City of Fairfax, Virginia

Table 4-2  
Park Road Property  
Existing Queuing Summary (1)(2)

Intersection	Operating Condition	Street Name	Approach/ Movement	Existing 2022	
				AM	PM
1 <b>Holly Street</b> /Fairfax Street	STOP	Fairfax Street	EBLR	5	8
		<b>Holly Street</b>	NBLT	0	0
		<b>Holly Street</b>	SBTR	0	0
2 Park Road/ <b>Fern Street</b>	STOP	Park Road	EBTR	0	0
		Park Road	WBLT	0	0
		<b>Fern Street</b>	NBLR	0	0

Notes (1) Turning movement queue length is based on the 95th percentile queue as reported by Synchro, Version 10.

(2) Roadway names in bold are considered north/south for purposes of this analysis



## Section 5

### ANALYSIS OF FUTURE CONDITIONS WITHOUT PROPOSED DEVELOPMENT (YEAR 2025)

#### OVERVIEW

Forecasts for traffic conditions without the redevelopment of the subject properties were estimated at key study intersections based on a composite of existing traffic and the by-right development trips as described in Section 3 of this report. Future levels of service and queues under these forecasted conditions were evaluated at the key study intersections.

#### REGIONAL TRAFFIC GROWTH

For purposes of this traffic assessment, a study horizon year of 2025 was assumed for the anticipated build-out of the subject development. Through conversations/discussions with City staff, no growth was assumed within the study area given its location within a neighborhood served exclusively via local streets.

#### TRAFFIC FROM OTHER APPROVED/PENDING DEVELOPMENTS

No other approved but undeveloped projects (i.e., “pipeline” developments) were identified in the immediate vicinity.

#### BY-RIGHT DEVELOPMENT TRIPS

Trips generated by the full occupancy of the existing (by-right) commercial uses were estimated using Institute of Transportation Engineers (ITE) trip generation rates/equations, as published in the 10<sup>th</sup> edition. The rates/equations used for the analysis were for “Small Office Building” (Land Use Code 712). The trip generation analysis is presented in Table 5-1. As shown on Table 5-1, the site would generate, upon full occupancy, 10 weekday AM (8 inbound and 2 outbound) and 13 weekday PM (4 inbound and 9 outbound) net peak hour vehicle trips, and 82 weekday average daily trips. These trips were assigned to the public street network and are summarized on Figure 5-1.

#### BACKGROUND TRAFFIC FORECASTS

The existing traffic forecasts depicted on Figure 3-1 and the by-right development trip assignments shown on Figure 5-1 were added together to yield the background future traffic forecasts shown on Figure 5-2 for the study intersections.

Table 5-1  
 Park Road Property  
 By-Right Trip Generation Analysis - 10th Edition **(1)**

Scenario	Proposed Land Use	ITE Land Use	Setting/Location	Land Use Code	Amount	Units	Weekday AM Peak Hour			Weekday PM Peak Hour			Weekday Average Daily Trips
							In	Out	Total	In	Out	Total	
Existing Development (By-Right)	Commercial	Small Office Building	General Urban/Suburban	712	5,030	GSF	8	2	10	4	9	13	82

Note(s):  
 (1) Trip generation based on the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 10th Edition.



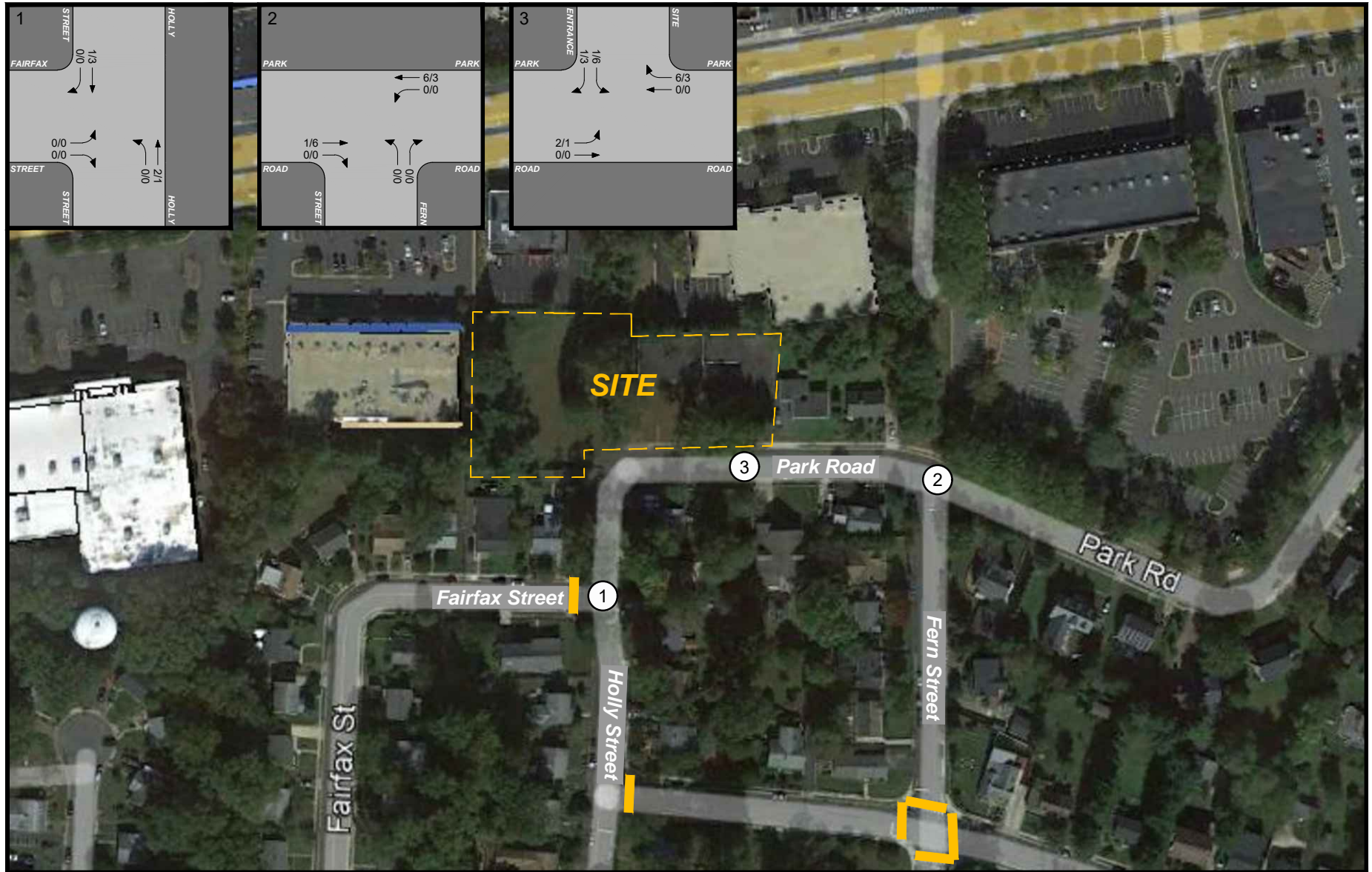


Figure 5-1  
By-Right Development Trips

AM PEAK HOUR  
PM PEAK HOUR  
000 / 000



NORTH

Park Road Property  
City of Fairfax, Virginia

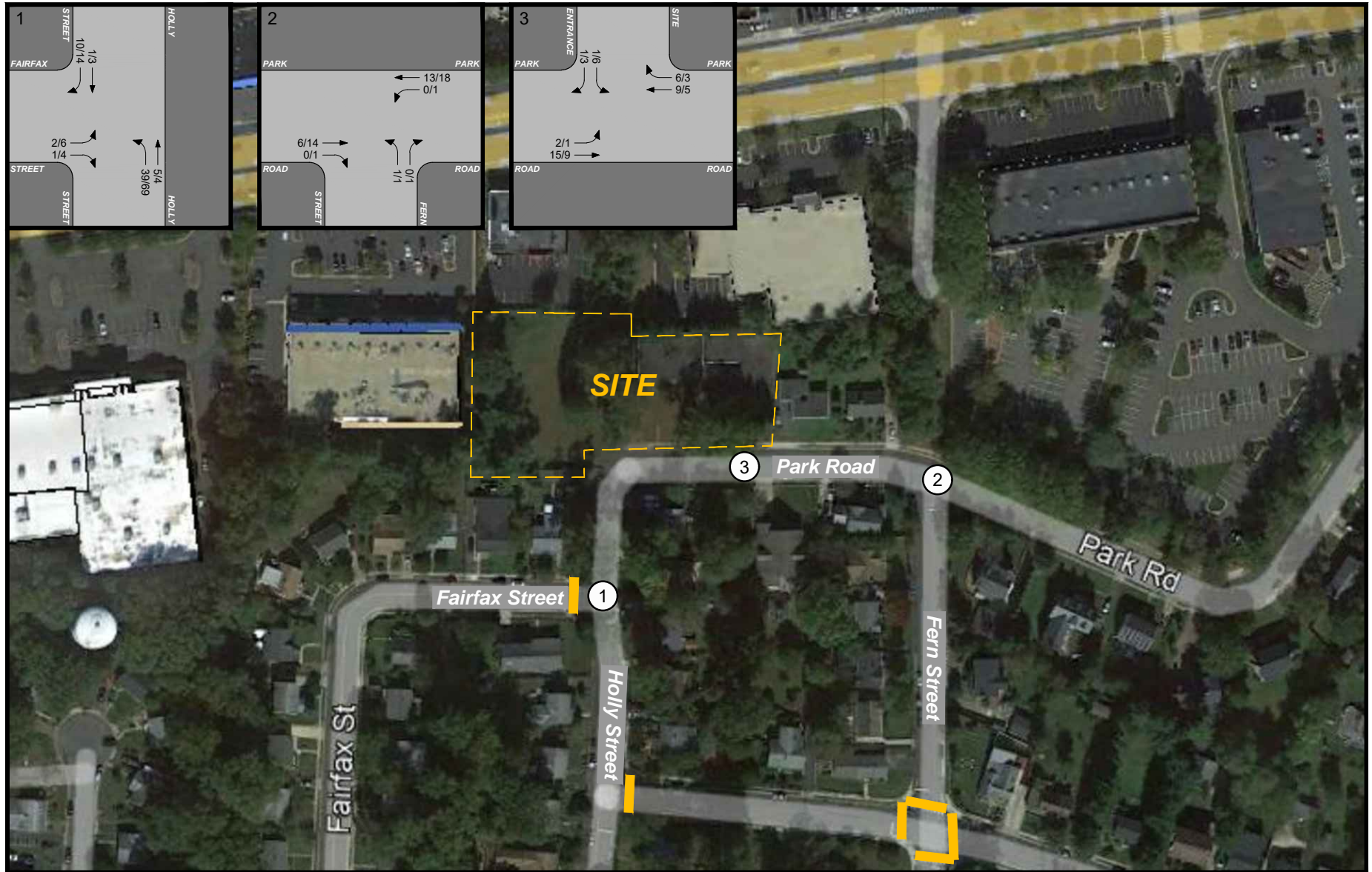


Figure 5-2  
2025 Background Traffic Forecasts

AM PEAK HOUR  
PM PEAK HOUR  
000 / 000



NORTH

Park Road Property  
City of Fairfax, Virginia



## **BACKGROUND FUTURE LEVELS OF SERVICE**

Capacity analyses of 2025 future traffic conditions without the proposed redevelopment are provided in Appendix F and summarized in Table 5-2. The forecasted levels of service are also depicted graphically on Figure 5-3.

As shown on Table 5-2, under future 2025 traffic conditions, without the development of the subject site, delays at study intersections would remain generally consistent with existing conditions.

## **BACKGROUND FUTURE QUEUING**

As requested by staff, an analysis of intersection queues was performed at key locations under background future traffic conditions. The results of the queuing analysis are summarized on Table 5-3.

As shown in the table, under background future conditions, 95<sup>th</sup>-percentile queues would remain generally consistent with existing conditions.

Table 5-2  
Park Road Property  
Background Level of Service Summary (1)(2)

Intersection	Operating Condition	Street Name	Approach/ Movement	Existing 2022		Background 2025	
				AM	PM	AM	PM
1 <b>Holly Street</b> /Fairfax Street	STOP	Fairfax Street <b>Holly Street</b> <b>Holly Street</b>	EBLR NBLT SBTR	A [7.0] A [7.4] A [6.4]	A [7.1] A [7.6] A [6.5]	A [7.0] A [7.4] A [6.5]	A [7.1] A [7.6] A [6.6]
2 Park Road/ <b>Fern Street</b>	STOP	Park Road Park Road <b>Fern Street</b>	EBTR WBLT NBLR	A [0.0] A [0.0] A [8.6]	A [0.0] A [0.4] A [8.5]	A [0.0] A [0.0] A [8.6]	A [0.0] A [0.3] A [8.6]
3 Park Road/ <b>Site Entrance</b>	STOP	Park Road Park Road <b>Site Entrance</b>	EBLT WBTR SBLR	N/A N/A N/A	N/A N/A N/A	A [0.8] A [0.0] A [8.5]	A [0.7] A [0.0] A [8.6]

Notes (1) Numbers in brackets [] represent delay at unsignalized intersections in seconds per vehicle.

(2) Roadway names in bold are considered north/south for purposes of this analysis



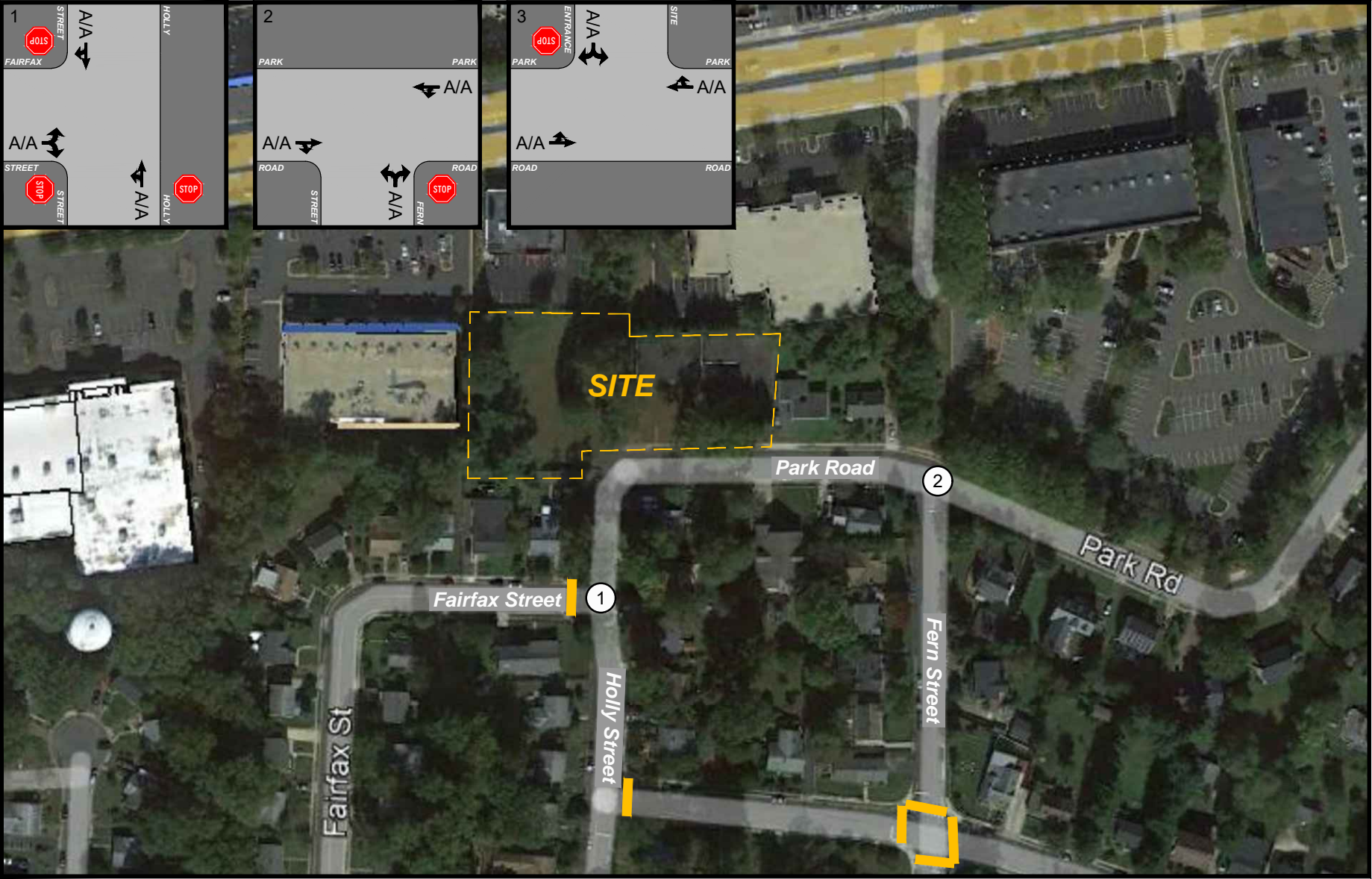


Figure 5-3  
2025 Background Levels of Service

- X/X Lane Group Level of Service
- (X/X) Overall Level of Service
- ← Represents One Travel Lane
- STOP Stop Sign



NORTH

Park Road Property  
City of Fairfax, Virginia

Table 5-3  
Park Road Property  
Background Queuing Summary (1)(2)

Intersection	Operating Condition	Street Name	Approach/ Movement	Existing 2022		Background 2025	
				AM	PM	AM	PM
1 <b>Holly Street</b> /Fairfax Street	STOP	Fairfax Street	EBLR	5	8	5	8
		<b>Holly Street</b>	NBLT	0	0	0	0
		<b>Holly Street</b>	SBTR	0	0	0	3
2 Park Road/ <b>Fern Street</b>	STOP	Park Road	EBTR	0	0	0	0
		Park Road	WBLT	0	0	0	0
		<b>Fern Street</b>	NBLR	0	0	0	0
3 Park Road/ <b>Site Entrance</b>	STOP	Park Road	EBLT	N/A	N/A	0	0
		Park Road	WBTR	N/A	N/A	0	0
		<b>Site Entrance</b>	SBLR	N/A	N/A	0	1

Notes (1) Turning movement queue length is based on the 95th percentile queue as reported by Synchro, Version 10.

(2) Roadway names in bold are considered north/south for purposes of this analysis



## Section 6

### TRIP GENERATION, DISTRIBUTION AND ASSIGNMENT

#### OVERVIEW

As part of the four-step process described previously, trips anticipated to be generated by the proposed redevelopment plan were forecasted and then assigned to the surrounding roadway network based on a trip distribution. The generation, distribution, and assignment of site trips were based on the proposed development plan and program as well as the locations of future site entrances in relation to the surrounding roadway network.

#### PROPOSED SITE ACCESS

A reduction of the proposed redevelopment plan is provided on Figure 1-2. As shown, the plan depicts a single, full-movement entrance on Park Road at the general location of the existing curb cut serving the properties. The analysis of this site access point is detailed in Section 7 of this report.

#### TRIP GENERATION

**Overview.** Trip generation estimates for the weekday AM and PM peak hours, as well as the weekday average daily traffic (ADT), were derived from the standard Institute of Transportation Engineers (ITE) trip generation rates/equations, as published in the 10<sup>th</sup> edition. The rates/equations used for the analysis were for “Multifamily Housing (Low-Rise)” (Land Use Code 220). The trip generation analysis is presented in Table 6-1.

**Net Site Trips.** The net vehicle trips that would be generated by the proposed redevelopment plan are summarized in Table 6-1. As shown, the site would generate, upon completion and full occupancy, 7 weekday AM (2 inbound and 5 outbound) and 10 weekday PM (6 inbound and 4 outbound) net peak hour vehicle trips, and 58 weekday average daily trips. This proposed redevelopment represents a reduction of 3 weekday AM peak hour, 3 weekday PM peak hour, and 24 weekday average daily trips when compared to trips generated by the existing (by-right) commercial uses.

#### SITE TRIP DISTRIBUTION

The distribution of the anticipated trips generated by the completion of the proposed redevelopment was based on an examination of existing traffic counts and local knowledge. As agreed to with City staff, existing travel patterns indicate the following distribution is appropriate in the forecasting of future site traffic:

Table 6-1  
Park Road Property  
Site Trip Generation **(1)**

Scenario	Proposed Land Use	ITE Land Use	Setting/Location	Land Use Code	Amount	Units	Weekday AM Peak Hour			Weekday PM Peak Hour			Weekday Average Daily Trips
							In	Out	Total	In	Out	Total	
Existing Development	Commercial	Small Office Building	General Urban/Suburban	712	5,030	GSF	8	2	10	4	9	13	82
Proposed Development	Townhomes	Multifamily Housing (Low-Rise)	General Urban/Suburban	220	13	DU	2	5	7	6	4	10	58
			Proposed Development vs Existing Development				(6)	3	(3)	2	(5)	(3)	(24)

Note(s):

(1) Trip generation based on the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 10th Edition.



- To/from the east on Park Road: 70%
- To/from the south on Holly Street: 30%

### **SITE TRIP ASSIGNMENTS**

The assignment of the net vehicle trips generated upon the future build-out of the Park Road Property redevelopment project was based on the above distribution. These trip assignments are depicted on Figure 6-1.

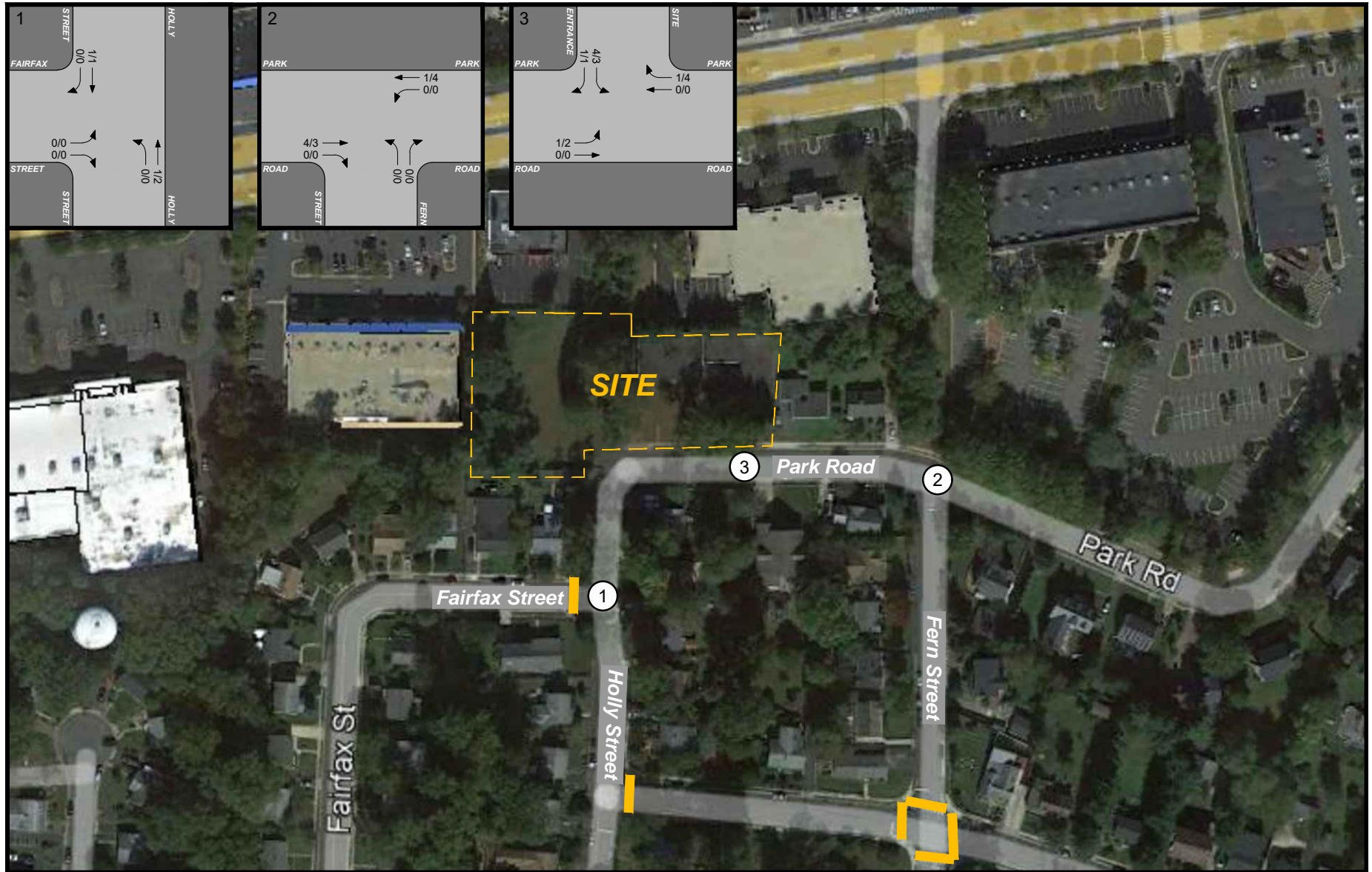


Figure 6-1  
Site Trip Assignments

AM PEAK HOUR  
PM PEAK HOUR  
000 / 000



NORTH

Park Road Property  
City of Fairfax, Virginia



## **Section 7**

### **ANALYSIS OF FUTURE CONDITIONS WITH PROPOSED DEVELOPMENT (YEAR 2025)**

#### **TOTAL FUTURE TRAFFIC FORECASTS**

The 2025 total future traffic forecasts shown on Figure 7-1 were estimated by adding the site trip assignments (Figure 6-4) to the existing traffic volumes (Figure 3-1).

#### **TOTAL FUTURE LEVELS OF SERVICE WITH PROPOSED DEVELOPMENT PLAN**

Future levels of service with the proposed redevelopment plan were estimated at key study intersections based on the future traffic volumes shown on Figure 7-1 and the 2000 HCM methodologies for unsignalized intersections. The results of these analyses are provided in Appendix G and presented in Table 7-1. Total future levels of service are also presented graphically on Figure 7-2.

As shown in Table 7-1, levels of service under future site development conditions would remain generally consistent with future background conditions (i.e., without site development).

#### **TOTAL FUTURE QUEUING**

Total future queues were forecasted using Synchro software. The results of the queuing analysis are summarized in Table 7-2. As shown, forecasted queues with the proposed development would remain generally consistent with queues forecasted under background future conditions.

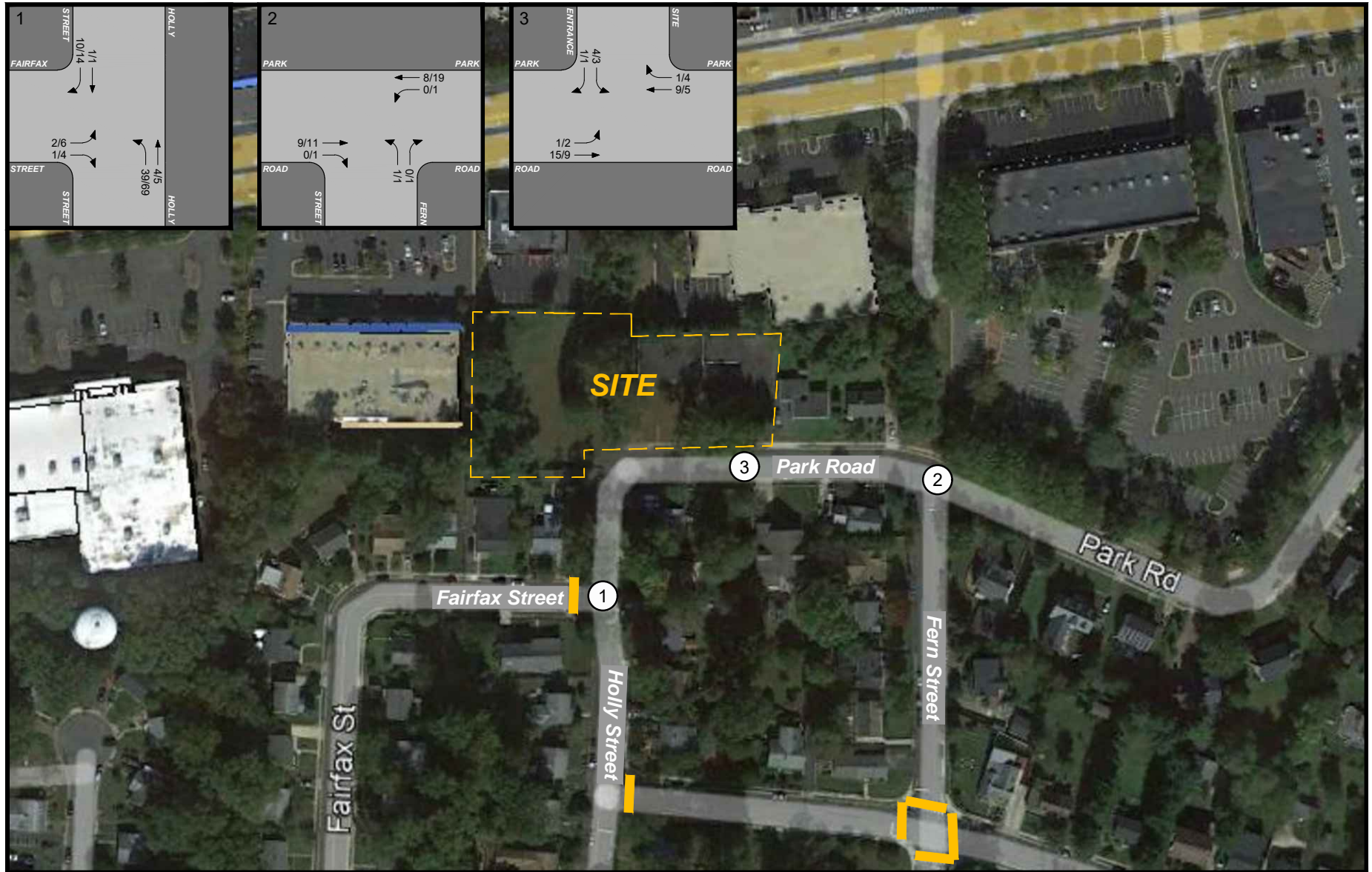


Figure 7-1  
2025 Total Future Traffic Forecasts

AM PEAK HOUR  
PM PEAK HOUR  
000 / 000



NORTH

Park Road Property  
City of Fairfax, Virginia



Table 7-1  
Park Road Property  
Total Future Level of Service Summary (1)(2)

Intersection	Operating Condition	Street Name	Approach/ Movement	Existing 2022		Background 2025		Total Future 2025	
				AM	PM	AM	PM	AM	PM
1 <b>Holly Street</b> /Fairfax Street	STOP	Fairfax Street <b>Holly Street</b> <b>Holly Street</b>	EBLR NBLT SBTR	A [7.0] A [7.4] A [6.4]	A [7.1] A [7.6] A [6.5]	A [7.0] A [7.4] A [6.5]	A [7.1] A [7.6] A [6.6]	A [7.0] A [7.4] A [6.5]	A [7.1] A [7.6] A [6.5]
2 Park Road/ <b>Fern Street</b>	STOP	Park Road Park Road <b>Fern Street</b>	EBTR WBTR NBLR	A [0.0] A [0.0] A [8.6]	A [0.0] A [0.4] A [8.5]	A [0.0] A [0.0] A [8.6]	A [0.0] A [0.3] A [8.6]	A [0.0] A [0.0] A [8.6]	A [0.0] A [0.3] A [8.5]
3 Park Road/ <b>Site Entrance</b>	STOP	Park Road Park Road <b>Site Entrance</b>	EBLT WBTR SBLR	N/A N/A N/A	N/A N/A N/A	A [0.8] A [0.0] A [8.5]	A [0.7] A [0.0] A [8.6]	A [0.4] A [0.0] A [8.6]	A [1.2] A [0.0] A [8.6]

Notes (1) Numbers in brackets [] represent delay at unsignalized intersections in seconds per vehicle.

(2) Roadway names in bold are considered north/south for purposes of this analysis

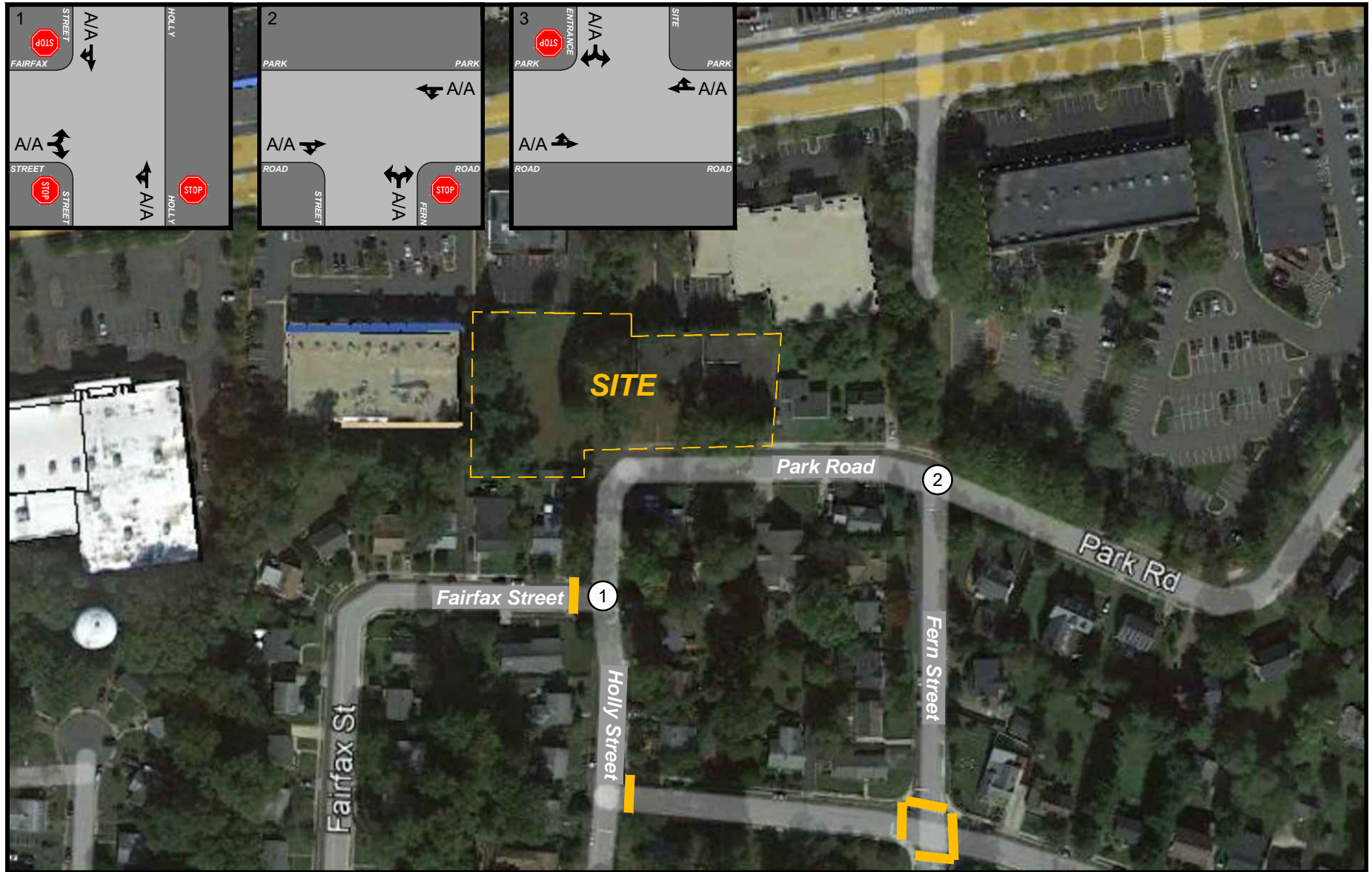


Figure 7-2  
2025 Total Future Levels of Service

- X/X Lane Group Level of Service
- (X/X) Overall Level of Service
- ← Represents One Travel Lane
- STOP Stop Sign



NORTH

Park Road Property  
City of Fairfax, Virginia



Table 7-2  
Park Road Property  
Total Future Queuing Summary (1)(2)

Intersection	Operating Condition	Street Name	Approach/ Movement	Existing 2022		Background 2025		Total Future 2025	
				AM	PM	AM	PM	AM	PM
1 <b>Holly Street</b> /Fairfax Street	STOP	Fairfax Street	EBLR	5	8	5	8	5	8
		<b>Holly Street</b>	NBLT	0	0	0	0	0	0
		<b>Holly Street</b>	SBTR	0	0	0	3	0	0
2 Park Road/ <b>Fern Street</b>	STOP	Park Road	EBTR	0	0	0	0	0	0
		Park Road	WBTR	0	0	0	0	0	0
		<b>Fern Street</b>	NBLR	0	0	0	0	0	0
3 Park Road/ <b>Site Entrance</b>	STOP	Park Road	EBLT	N/A	N/A	0	0	0	0
		Park Road	WBTR	N/A	N/A	0	0	0	0
		<b>Site Entrance</b>	SBLR	N/A	N/A	0	1	0	0

Notes (1) Turning movement queue length is based on the 95th percentile queue as reported by Synchro, Version 10.

(2) Roadway names in bold are considered north/south for purposes of this analysis

## Section 8 CONCLUSIONS

Based on the results of this traffic impact study, the following may be concluded:

1. The redevelopment plan proposed by the Applicant is consistent with the City and community's long term vision as reflected in the 2035 Comprehensive Plan.
2. All turning movements at the unsignalized intersections within the study area currently operate at level of service (LOS) "A".
3. Under future 2025 traffic conditions, without the development of the subject site, delays at study intersections would remain generally consistent with existing conditions.
4. The Park Road Property redevelopment project is forecasted to generate 7 weekday AM peak hour (2 inbound and 5 outbound), 10 weekday PM peak hour (6 inbound and 4 outbound), and 58 weekday average daily trips upon completion and full occupancy by 2025. Considering the existing commercial building on the site, the proposal represents a reduction of 3 weekday AM peak hour, 3 weekday PM peak hour, and 24 weekday average daily trips compared with what the vacant commercial building could generate.
5. Under future 2025 traffic conditions, with the development of the subject site, delays at study intersections would remain generally consistent with background conditions (without the development of the subject site).
6. The proposed residential development project would result in no appreciable impact on the surrounding roadway network.



## Fiscal Impact Estimate - Park Rd. Townhouses SUMMARY

	Potential Redevelopment LOW	Potential Redevelopment HIGH
<b><u>RESIDENTIAL REVENUES</u></b>		
Real Estate Tax	\$110,000	\$121,000
BPOL (Rental Tax)	\$0	\$0
Personal Property Tax	\$9,000	\$11,000
Retail Sales Tax (1%)	\$1,000	\$1,000
Restaurant Tax (1% + 4%)	\$2,000	\$2,000
<b>TOTAL</b>	<b>\$122,000</b>	<b>\$135,000</b>
<b><u>RESIDENTIAL EXPENSES</u></b>		
Education	\$48,000	\$58,000
Police/Fire	\$13,000	\$16,000
Misc. Gov't	\$23,000	\$28,000
<b>TOTAL</b>	<b>\$84,000</b>	<b>\$102,000</b>
<b><u>COMMERCIAL REVENUES</u></b>		
Real Estate Tax	\$0	\$0
BPOL (Rental Tax)	\$0	\$0
Retail Sales Tax (1%)	\$0	\$0
Restaurant Tax (4%)	\$0	\$0
<i>(Less 1/8 resident spending)</i>	<i>\$0</i>	<i>\$0</i>
Retail/Restaurant BPOL/BPP	\$0	\$0
Office BPOL/BPP	\$0	\$0
<b>TOTAL</b>	<b>\$0</b>	<b>\$0</b>
<b><u>COMMERCIAL EXPENSES</u></b>		
Police/Fire	\$0	\$0
Misc. Gov't	\$0	\$0
<b>TOTAL</b>	<b>\$0</b>	<b>\$0</b>
<b>BALANCE</b>	<b>\$20,000</b>	<b>\$51,000</b>





# PARK ROAD TOWNHOMES

## BOARD OF ARCHITECTURAL REVIEW (BAR) APPLICATION

CASE NUMBER: BAR-22-00224

SITE LOCATION:  
11004 & 11006 Park Rd  
Fairfax, VA 22306  
Square 02  
Lot 002

DEVELOPER / APPLICANT:  
Caglayan Investment Group  
32713 Latrobe St  
Chantilly, VA 20152

ARCHITECT:  
Axis Architects  
105a W Edmonston Dr  
Rockville, MD 20852

PROJECT DESCRIPTION:  
The site for this project is uniquely located between the Lee Highway commercial corridor and a single-family residential neighborhood. Consisting of thirteen 4-story townhomes, this development will act as an appropriate transition from the lower residential density to larger commercial and retail scaled context. The site is currently located within the CR zone, but rezoning plans have recently been submitted to change the zone to RT. Per the Zoning Ordinance, townhomes have been positioned in such a way that no more than two of any 10 abutting units have the same front yard setback and that varying setbacks are not less than two feet.

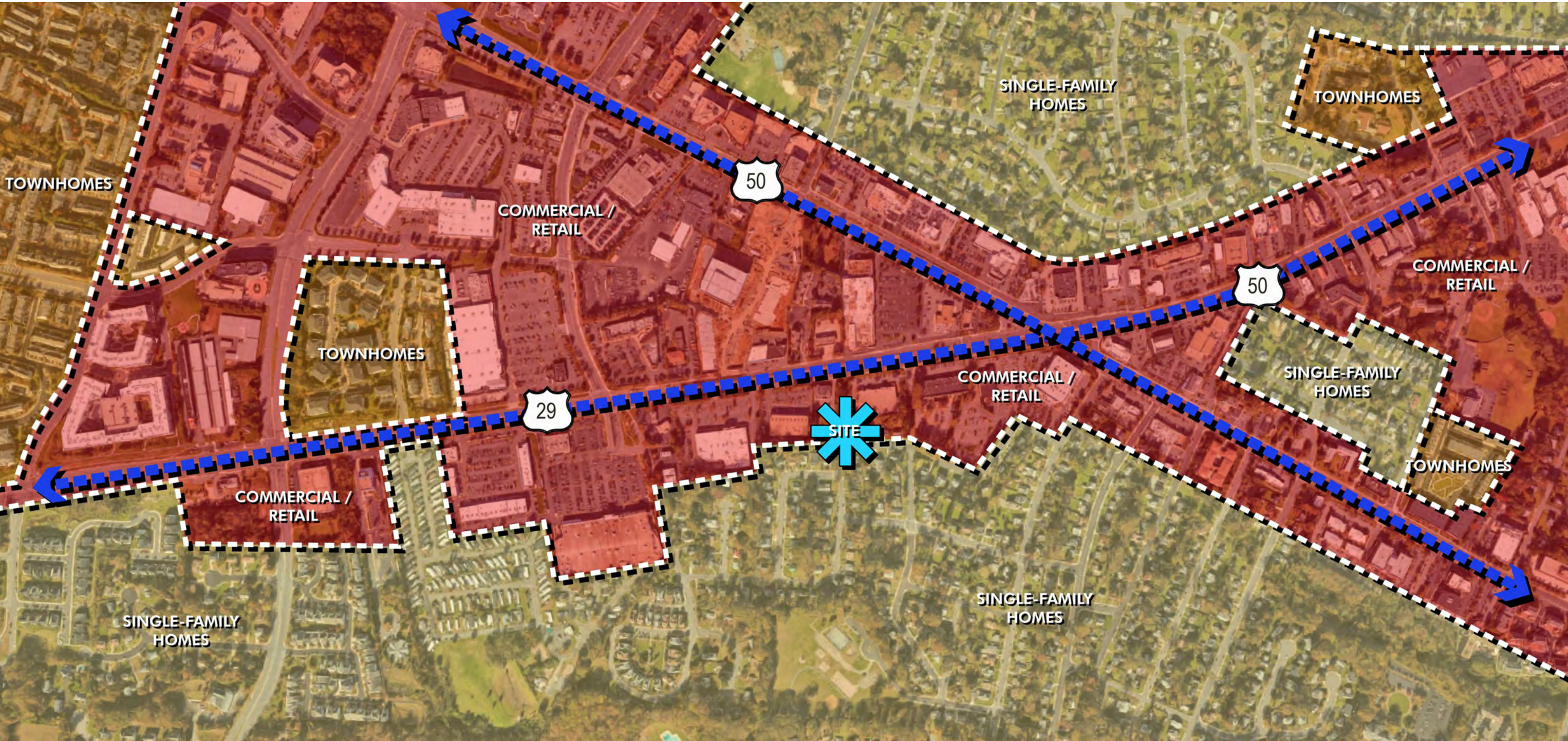
The project's design is a response to the Architectural Control Overlay District guidelines. A more contemporary aesthetic was chosen for the townhomes using a three-part design, differentiating the base, middle, and top. Stoops and canopies articulate individual entrances helping to create a human scale. A consistent architectural language and subtle color palette ties the development together producing a sense of place, while the use of both traditional and modern high-quality materials, such as brick and cementitious siding, relate the project to the adjacent neighborhood. The top floor is set back from the front to create outdoor terraces and the use of a sloped mansard roof reduces the 4-story scale of the townhomes as well as screens the rooftop mechanical equipment behind. Per the guideless, a combination of trees, landscape walls, and green buffers all help to define the property and screen parking.

### SHEET INDEX

SHEET	NAME
00	Cover
01	Context Map
02	Site Photos
03	Illustrative Site Plan
04	Rendered Perspective
05	Building Elevations
06	Building Elevations
07	Enlarged Elevation and Materials
08	Stoop and Deck Details
09	Sightline Section Diagram







CONTEXT MAP



SCALE: 1" = 500'-0"







1



4



2



5



3



6

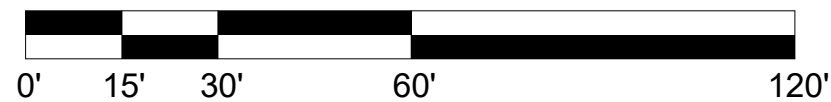


SITE PHOTO KEY MAP





ILLUSTRATIVE SITE PLAN



SCALE: 1" = 30'-0"

Note:  
This plan is for illustrative purposes only. Refer to the civil rezoning plans for more specific site related information.



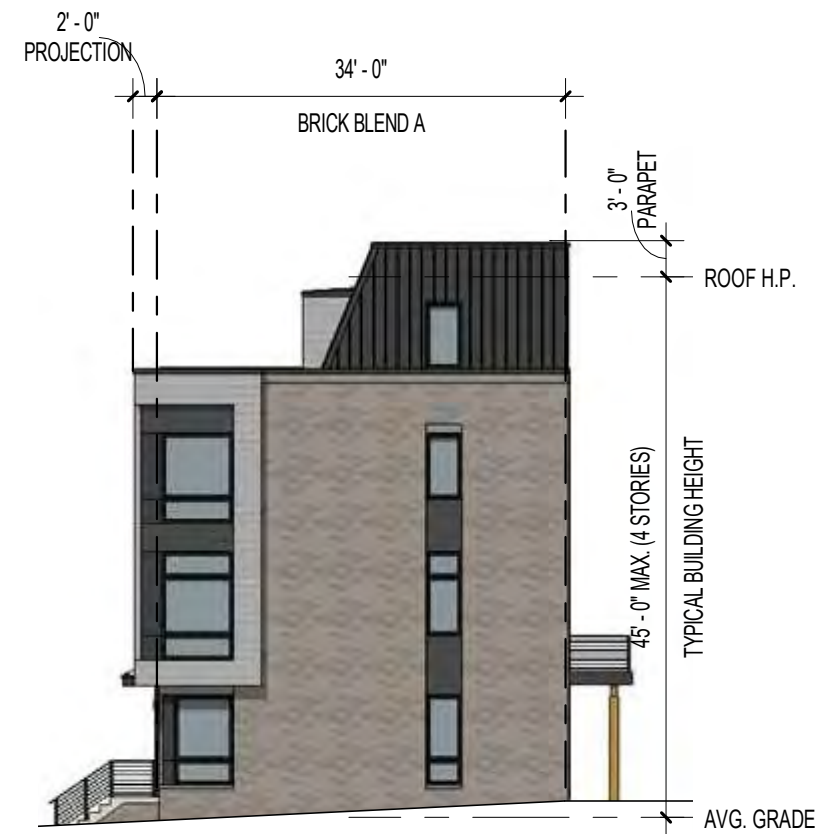


RENDERED PERSPECTIVE - VIEW LOOKING NORTHWEST FROM PARK ROAD





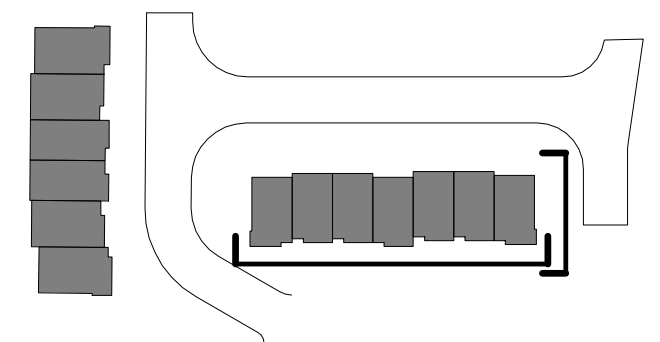
SOUTH ELEVATION



EAST SIDE ELEVATION



SCALE: 1/16" = 1'-0"



KEY PLAN

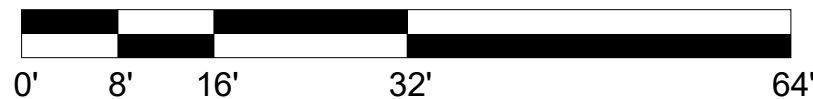


SOUTH SIDE ELEVATION

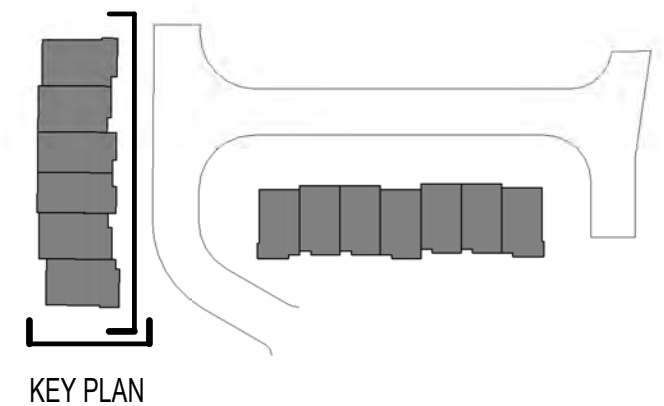


EAST ELEVATION

1  
07



SCALE: 1/16" = 1'-0"



KEY PLAN



MATERIAL EXAMPLES



BRICK BLEND A



HARDIE PLANK LAP SIDING (dark gray)



ANDERSEN 100 SERIES VINYL WINDOW (black)



BRICK BLEND B



HARDIE PLANK LAP SIDING (light gray)



OVERHEAD THERMACORE GARAGE DOOR



BRICK BLEND C



STANDING SEAM METAL ROOF



HORIZONTAL METAL RAILING



MATERIAL LEGEND

- 1 Face brick (blend varies)
- 2 Brick soldier course (warm gray blend)
- 3 Brick rowlock (warm gray blend)
- 4 Metal coping (dark gray)
- 5 Standing seam metal roof (black)
- 6 Horizontal metal railing (dark gray)
- 7 Metal canopy (dark gray)
- 8 Metal scupper and downspout (dark gray)
- 9 Hardie Smooth 4" plank lap siding (dark gray)
- 10 Hardie Smooth 6" plank lap siding (light gray)
- 11 Hardie trim board (match window color)
- 12 Andersen 100 Series vinyl window system (black)
- 13 Overhead Thermacore garage door (black)
- 14 Exterior Building Downlight (black)

Note:  
Applicant request the flexibility to vary the final selection of the exterior materials within the color ranges and material types (maintaining the same general level of quality) proposed, based on availability at the time of construction and further project design.



METAL CANOPY



EXTERIOR BUILDING DOWNLIGHT



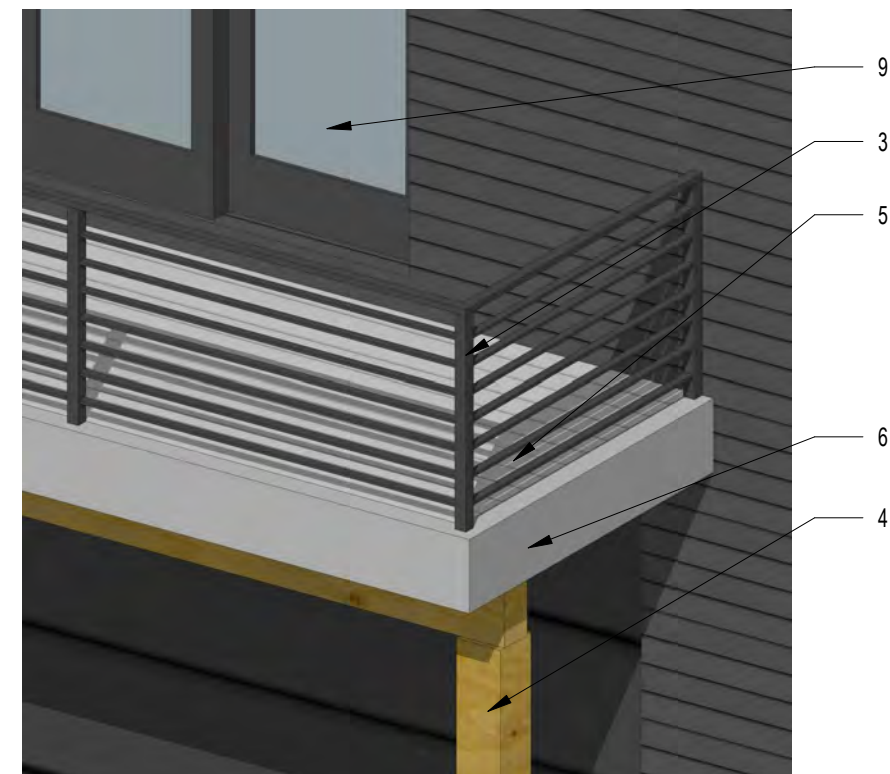
SCALE: 1/8" = 1'-0"





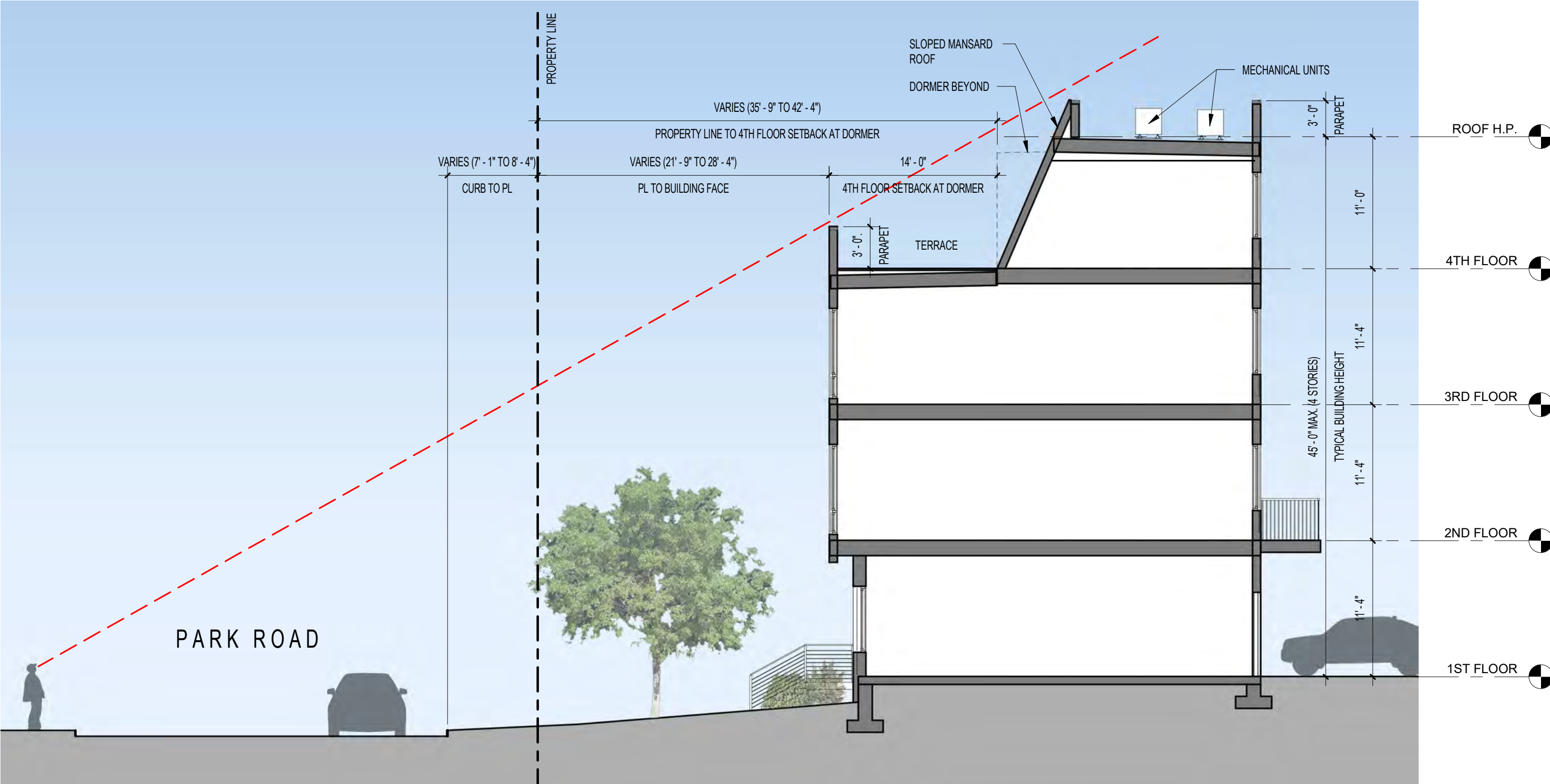
FRONT STOOP DETAIL

MATERIAL LEGEND	
1	Concrete steps
2	Face brick
3	Horizontal metal railing (dark gray)
4	Pressure treated wood structure
5	Composite decking system (gray)
6	Composite fascia (gray)
7	Metal canopy (dark gray)
8	Exterior building downlight (black)
9	Vinyl and glass door system



REAR DECK DETAIL





SIGHTLINE SECTION DIAGRAM



SCALE: 1/8" = 1'-0"



**City of Fairfax, Virginia**

10455 Armstrong Street • Fairfax, VA 22030-3630

703-385-7930 • [www.fairfaxva.gov](http://www.fairfaxva.gov)

September 1, 2023

VIA CERTIFIED MAIL

Re: Public Hearing/Z-22-00093

Dear Property Owner:

Current City real estate records indicate that you are the owner of land near or adjacent to the property which is the subject of the above-referenced application. Pursuant to City Code Section 110-6.2.5.B.2, **you are hereby notified the Planning Commission of the City of Fairfax, Virginia will hold a public hearing on Monday, September 11, 2023 at 7 p.m. in City Hall Annex, Room 100, 10455 Armstrong Street, Fairfax, Virginia, 22030, to consider the following:**

**Z-22-00093**

Request from Caglayan Investment Group, applicant, by Keith Martin, agent, for consideration of a Zoning Map Amendment (Rezoning) from CR Commercial Retail zoning district to RT Residential Townhouse zoning district in the Architectural Control Overlay District (ACOD) with proffers pursuant to City Code Section 110-6.4, and special exceptions to allow development of 13 Townhomes on the premises known as 11006 Park Rd and more particularly described as Tax Map Parcel 57-1-40-002.

All interested parties are invited to attend the public hearing and express their views. Staff reports will be available five (5) days prior to the meeting date in the Office of Community Development & Planning, Annex Room 207, City Hall, 10455 Armstrong Street, and on the City of Fairfax webpage at [www.fairfaxva.gov](http://www.fairfaxva.gov). The City will make reasonable accommodations for the disabled upon request received at least five days prior to the meeting; please call 703-385-7930, (TTY 711) for assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Supriya", is written over a circular official stamp.

Supriya Chewle  
Planner II





## City of Fairfax, Virginia

10455 Armstrong Street • Fairfax, VA 22030-3630  
703-385-7930 • [www.fairfaxva.gov](http://www.fairfaxva.gov)

September 1, 2023

VIA CERTIFIED MAIL AND EMAIL TO: [tracy.strunk@fairfaxcounty.gov](mailto:tracy.strunk@fairfaxcounty.gov)  
VIA EMAIL: [dpzmail@fairfaxcounty.gov](mailto:dpzmail@fairfaxcounty.gov) , [kelly.atkinson@fairfaxcounty.gov](mailto:kelly.atkinson@fairfaxcounty.gov)

Tracy Strunk, Director  
Department of Planning and Development  
12055 Government Center Parkway, Suite 1048  
Fairfax, Virginia 22035

Re: Public Hearing/ Z-22-00093

Pursuant to Section 15.2-2204 (amended) of the Code of Virginia, enclosed is the legal notification for the above-referenced application(s). For additional information, please call the Department of Community Development and Planning at 703-385-7930.

Sincerely,

A handwritten signature in blue ink, appearing to read "Supriya", is written over a faint, circular official stamp.

Supriya Chewle  
Planner II

Enclosure

NOTICE OF PUBLIC HEARING  
CITY OF FAIRFAX, VIRGINIA

Notice is hereby given that the Planning Commission of the City of Fairfax at its meeting on Monday, September 11, 2023, at 7 p.m. in City Hall Annex, Room 100, 10455 Armstrong Street, Fairfax, Virginia, 22030, will hold a public hearing to consider the following:

**Z-22-00093**

Request from Caglayan Investment Group, applicant, by Keith Martin, agent, for consideration of a Zoning Map Amendment (Rezoning) from CR Commercial Retail zoning district to RT Residential Townhouse zoning district in the Architectural Control Overlay District (ACOD) with proffers pursuant to City Code Section 110-6.4, and special exceptions to allow development of 13 Townhomes on the premises known as 11006 Park Rd and more particularly described as Tax Map Parcel 57-1-40-002.

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Tina Gillian, Clerk

September 1, 2023

September 8, 2023













Lynda Burke  
4100 Fairfax Street  
Fairfax, VA 22030

TRACY STRUNK, DIRECTOR  
DEPT. OF PLANNING & DEVELOPMENT  
12055 GOVERNMENT CENTER PARKWAY, SUITE 1048  
FAIRFAX, VA 22035

Matthew Collins  
Lyndsey Fitfield  
4102 Fairfax Street  
Fairfax, VA 22030

Nick Caine **VIA EMAIL**  
Director of Market Research  
McWilliams/Ballard  
1029 North Royal Street, Suite 301  
Alexandria, VA 22314

William (Sr) & Theresa Tuohy  
4104 Fairfax Street  
Fairfax, VA 22030

USRP I LLC  
c/o Property Tax Dept  
P.O. Box 790830  
San Antonio, TX 78279-0830

Carlos and Vanessa Aliste  
4101 Holly Street  
Fairfax, VA 22030

Fairfax Heights Civic Association  
Mr. John Norce  
10809 Second Street  
Fairfax, VA 22030

Jose Rodrigues  
11003 Park Road  
Fairfax, VA 22030

Fairchester Woods Civic Association  
Mr. Cory McConnell  
3826 Hill Street  
Fairfax, VA 22030

Ok Lan Chung  
c/o Art Tech Dental Lab  
16013 S Desert Foothills Pkwy Unit 2108  
Phoenix, AZ 85048

Westmore Citizens Association  
Ms. Beth Iannetta  
10916 Berry Street  
Fairfax, VA 22030

Caglayan Investment Group, LLC  
42713 Latrobe Street  
Chantilly, VA 20152

Federal Realty Partners L.P.  
909 Rose Avenue Ste 200  
North Bethesda, MD 20852

Ambest Lee Highway Investors LLC  
Wildwood Ambest LLC  
909 Rose Avenue Ste 1000  
North Bethesda, MD 20852


11090 Lee Highway, LLC  
Petroleum Marketing Group Inc  
2900 Telestar Court  
Falls Church, VA 22042



City Online Mapping Sites | City of Fairfax  
City of Fairfax  
Civic Associations | City of Fairfax

fairfaxva.gov/residents/civic-associations

New Tab Imported From IE



**Fairfax Gateway Homeowners Association** [See website](#)  
Mr. Wayne Pacine  
4389 Patriot Park Court  
Fairfax, VA 22030  
472-372-3330  
[email](#)

**Fairfax Heights Civic Association**  
Mr. John Norce  
10809 Second St.  
Fairfax, VA 22030  
703-359-7844  
[email](#)

**Fairfax Oaks Homeowners Association**  
Mr. Tom Casey  
9608 Ridge Ave.  
Fairfax, VA 22030  
571-294-7203  
[email](#)

**Fairfax West Condominium Unit Owners Association** [See website](#)  
Ms. Susan Voisiniet  
10725 West Drive, #302  
Fairfax, VA 22030  
[email](#)

**Fairview Citizens Association**  
Mr. Giuseppe Carabelli  
3724 Tedrich Blvd.  
Fairfax, VA 22031  
571-224-2730  
[email](#)


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Desktop 10:39 AM 8/31/2023 21

City Online Mapping Sites | Cit x City of Fairfax x Civic Associations | City of Fairfax x +

fairfaxva.gov/residents/civic-associations

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**Eleven Oaks Homeowners Association** [See website](#)  
Mr. Scott Toler  
4422 George Mason Blvd.  
Fairfax, VA 22030  
703-283-8334  
[email](#)

**Enclave Condominium Unit Owners Association**  
Mr. Jeff Royer  
9450 Silver King Court, #101  
Fairfax, VA 22031  
717-578-8486  
[email](#)

**Fairchester Woods Civic Association** [See website](#)  
Mr. Cory McConnell  
3826 Hill St.  
Fairfax, VA 22030  
[email](#)

**Fairfax Gateway Homeowners Association** [See website](#)  
Mr. Wayne Pacine  
4389 Patriot Park Court  
Fairfax, VA 22030  
472-372-3330  
[email](#)

**Fairfax Heights Civic Association**  
Mr. John Norce  
10809 Second St.  
Fairfax, VA 22030  
703-359-7844  
[email](#)

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City Online Mapping Sites | City of Fairfax  
City of Fairfax  
Civic Associations | City of Fairfax

fairfaxva.gov/residents/civic-associations

New Tab Imported From IE




**MR. MARK HAWKINS**  
9912 Stoughton Road  
Fairfax, VA 22032  
703-591-1102  
[email](#)

**Westmore Citizens' Association** [See website](#)  
(representing Autumn Woods, Joyce Heights, Pumpkin Place, Warren Woods & Westmore subdivisions)  
Ms. Beth Iannetta  
10916 Berry St.  
Fairfax, VA 22030  
571-235-8989  
[email](#)

**Windy Hill Owners Association**  
Mr. Mark Machen  
3571 Sharpes Meadow Lane  
Fairfax, VA 22030  
703-385-8927  
[email](#)

**Wren's Courtyard**  
Mr. Tom Abbey  
10203 Wrens Court  
Fairfax, VA 22032  
703-352-1234  
[email](#)



Stay Connected

Desktop 10:38 AM 8/31/2023

**From:** [Gillian, Tina](#)  
**To:** [DPZ Mail for PD](#); [Beth Iannetta](#); [Norce, John](#); [McConnell, Cory B.](#); [ncaine@mcwilliamsballard.com](mailto:ncaine@mcwilliamsballard.com)  
**Subject:** Public Hearing Notice / Z-22-00093 / Park Road Townhomes  
**Date:** Friday, September 01, 2023 11:01:00 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[PC\\_Park Rd Townhomes\\_11006 Park Rd\\_Sept\\_11.pdf](#)

---

Hello,

This email is being sent to you for one of the following reasons:

- You requested to be notified of upcoming public hearings.
- You were initially notified when this application was first received by the City of Fairfax as part of the notification process.
- You are an HOA or Civic Association or Management representative.

Please find attached a copy of the notification letter sent to property owners regarding a public hearing set for property located at 11006 Park Road. A map is included for your reference.

If you have any questions regarding the public hearing please feel free to contact the City of Fairfax.

Thank you,



**Tina Gillian**

*Administrative Assistant IV*

*Fairfax Renaissance Housing Corporation*

Community Development and Planning

**City of Fairfax**

10455 Armstrong St. • Fairfax, VA 22030-3630

703-385-2494 O

TTY:711

[www.fairfaxva.gov](http://www.fairfaxva.gov)



**FOIA Disclaimer**

You are hereby advised that, pursuant to the Virginia Freedom of Information Act, written correspondence (including, but not limited to, letters, e-mails and faxes) from and to the City of Fairfax and its officials and employees, and others acting on its behalf, may be subject to disclosure as being a public record. This includes the e-mail address(es) and other contact and identifying information for parties involved in the correspondence.



**From:** [Gillian, Tina](#)  
**To:** [tracy.strunk@fairfaxcounty.gov](mailto:tracy.strunk@fairfaxcounty.gov); [DPZ Mail for PD; Atkinson, Kelly](#)  
**Subject:** Public Hearing Notice / Z-22-00093  
**Date:** Friday, September 01, 2023 10:37:00 AM  
**Attachments:** [PC\\_NotificationCityofFairfax\\_Park Rd Townhomes Sept 11.pdf](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

---

Hello,

Please find attached the legal notification for the application referenced above.

Thank you,



**Tina Gillian**  
*Administrative Assistant IV*  
*Fairfax Renaissance Housing Corporation*  
Community Development and Planning

**City of Fairfax**  
10455 Armstrong St. • Fairfax, VA 22030-3630

703-385-2494 O

TTY:711

[www.fairfaxva.gov](http://www.fairfaxva.gov)



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## **AFFIDAVIT FOR POSTED NOTICE (SIGN)**

I, Emre zirekoglu hereby affirm that I have received, read, understand and  
Applicant/Agent Name  
agree to abide by the 'Posted Notice Instructions to the Applicant' and location map depicting sign  
placement given to me on September 1, 2023 as required by City Code, Chapter 110, Article  
6.2.5.B.3. Date

The subject property will be posted visibly and securely with One sign, from Friday, September 1, 2023  
to Tuesday, September 12, 2023, including the date of the public hearing as given on the sign(s).

Notices will not be placed on trees, utility poles, or traffic control signs or elsewhere in the public right-of-  
way. All posted notices will be removed no later than Friday, September 22, 2023, no more than 10 days  
after hearing.

A photo confirmation of the "Posted Notice" (sign) placement will be provided to the Zoning Office on  
date of placement.

E. Zirekoglu  
emre zirekoglu (Sep 5, 2023 10:56 EDT)  
Applicant/Agent Signature

Sep 5, 2023  
Date

### **APPLICANT/AGENT MUST SIGN AND HAVE THEIR SIGNATURES NOTARIZED**

The above affidavit was subscribed and confirmed by oath or affirmation before me on this 5th  
day of September, 2023, in the State of Virginia.

Notary Public of Chesterfield County, Virginia  
My commission expires 06/30/2024.



Lauren N Fridley  
Notary Public/Registration No.  
-Lauren N Fridley  
Commission 7699515

Completed via Remote Online Notarization using two-way Audio/Video technology

\*\*\*OFFICE USE ONLY\*\*\*

Receipt # \_\_\_\_\_

Date Paid \_\_\_\_\_

Fee Paid \_\_\_\_\_

Associated Case # \_\_\_\_\_

Staff Initials \_\_\_\_\_



## POSTED NOTICE



**ATTACHMENTS: [If the Planning Commission agrees with the staff recommendation, then Motion A is appropriate]**

11A. Motion to approve the Zoning Map Amendment (rezoning).

11B. Motion to deny of the Zoning Map Amendment (rezoning).



**Motion - A**

**Rezoning**  
**(Z-22-00093)**

**APPROVAL**

BASED ON THE PUBLIC CONVENIENCE, WELFARE AND GOOD ZONING PRACTICE, WITH RESPECT TO REZONING APPLICATION Z-22-00093, WHICH HAS BEEN FILED FOR THE LAND IDENTIFIED AS 11006 PARK RD AND MORE PARTICULARLY DESCRIBED AS TAX MAP PARCEL 57-1-40-002, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF REZONING APPLICATION Z-22-00093 TO REZONE THE SUBJECT PROPERTY FROM CR COMMERCIAL RETAIL TO RT RESIDENTIAL TOWNHOUSE ZONING DISTRICT IN THE ARCHITECTURAL CONTROL OVERLAY DISTRICT (ACOD) AND APPROVAL OF THE GENERAL DEVELOPMENT PLAN WITH PROFFERS, WHICH HAS BEEN PREPARED AND SUBMITTED BY THE APPLICANT.

**Motion - B**

**Rezoning**  
**(Z-22-00093)**

**DENIAL**

BASED ON THE PUBLIC CONVENIENCE, WELFARE AND GOOD ZONING PRACTICE, WITH RESPECT TO REZONING APPLICATION Z-22-00093, WHICH HAS BEEN FILED FOR THE LAND IDENTIFIED AS 11006 PARK RD AND MORE PARTICULARLY DESCRIBED AS TAX MAP PARCEL 57-1-40-002, I MOVE THAT THE PLANNING COMMISSION RECOMMEND DENIAL OF REZONING APPLICATION Z-22-00093 TO REZONE THE SUBJECT PROPERTY FROM CR COMMERCIAL RETAIL TO RT RESIDENTIAL TOWNHOUSE ZONING DISTRICT IN THE ARCHITECTURAL CONTROL OVERLAY DISTRICT (ACOD) FOR THE FOLLOWING REASONS:

(Planning Commission may choose one or more grounds from the following sample reasons or may craft additional reasons supporting denial)

- The applicant's proposal, as set forth in the General Development Plan, is not in conformance with the Comprehensive Plan and other adopted City goals and policies;
- The applicant's proposal, as set forth in the General Development Plan, will adversely impact the safety and movement of vehicular traffic upon adjacent streets;
- The density of the applicant's proposal, as set forth the General Development Plan, is incompatible with and will adversely impact adjacent properties and the surrounding neighborhood;
- The applicant's proposal, as set forth in the General Development Plan, will adversely impact the health, safety and welfare of residents living in the vicinity of the subject property.



## ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF FAIRFAX, VIRGINIA TO REZONE CR COMMERCIAL RETAIL ZONING DISTRICT TO RT RESIDENTIAL TOWNHOUSE ZONING DISTRICT IN THE ARCHITECTURAL CONTROL OVERLAY DISTRICT (ACOD) WITH PROFFERS; ON THE LAND MORE PARTICULARLY DESCRIBED AS AND IDENTIFIED AS 11006 PARK RD (TAX MAP 57-1-40-002).**

WHEREAS, Caglayan Investment Group, applicant, by Keith Martin, agent, submitted application No. Z-22-00093 requesting a change in the zoning classification from CR Commercial Retail zoning district to RT Residential Townhouse zoning district in the Architectural Control Overlay District, for the parcels identified above, and more specifically described as:

Beginning at a point in the northerly line of Park Road, a corner common to Lot 10, Section Four, Westmore; thence with the northerly line of Park Road S 88° 50' 52" W 207.47' to a point in the westerly line of Holly Street; thence with the westerly line of Holly Street S 00° 29' 14" W 31.19 to a point, a corner common to Lot 33, Section Five, Westmore; thence with Lots 33 and 32, Section Five, Westmore N 89° 30' 46" W 125.38' to a point, corner common to Ambest Lee Highway Investors, LLC (Now or Formerly); thence with the easterly line of Ambest Lee Highway, LLC (Now or Formerly) N 00° 29' 14" E 183.31' to a point; thence through Caglayan Investment Group, LLC S 89° 16' 04" E 176.29 to a point in the westerly line of Lee Highway Associates, Inc. (Now or Formerly); thence with the westerly and southerly lines of Lee Highway Associates, Inc. (Now or Formerly) S 00° 21' 52" W 25.04' and N 88° 47' 52" E 166.20' to a point, a corner common to Lot 10, Section Four, Westmore; thence with Lot 10 S 04° 54' 52" W 125.66 to the point of beginning containing 50,778 square feet of land.

WHEREAS, the City Council has carefully considered the application, the submitted General Development Plan, the recommendation of the Planning Commission, the recommendation of staff, and the testimony received at public hearing; and

WHEREAS, the City Council has determined that the proposed rezoning is proper and in accordance with the Comprehensive Plan as well as with the pertinent provisions set forth in the Code of Virginia and the Code of the City of Fairfax, Virginia;

NOW, THEREFORE BE IT ORDAINED that the above-described property be rezoned from CR Commercial Retail zoning district to RT Residential Townhouse zoning district in the Architectural Control Overlay District, subject to the General Development Plan dated August 29, 2023 and Proffers dated August 25, 2023;

BE IT FURTHER ORDAINED, that the above application package, General Development Plan with proffers be approved;

The Zoning Administrator of the City is hereby directed to modify the Zoning Map to show the changes in the zoning of these premises, and the Clerk of the Council is directed to transmit duly certified copies of this ordinance to the applicant, Zoning Administrator, and to the Planning Commission of this City as soon as possible.

This ordinance shall be effective as provided by law.

Planning Commission hearing: September 11, 2023

City Council hearing:

Adopted:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
City Clerk

The motion to adopt the ordinance was approved \_\_\_\_\_.

Vote

Councilmember Bates	_____
Councilmember Doyle Feingold	_____
Councilmember Greenfield	_____
Councilmember Lim	_____
Councilmember Ross	_____
Councilmember Stehle	_____