REVISED

FAIRFAX COUNTY
BOARD OF SUPERVISORS
May 19, 2026

AGENDA

9:30		Presentations
9:30		Presentation of the Transportation Advisory Commission (TAC) 2025 Transportation Achievement Awards
9:30		Board Appointments to Citizen Boards, Authorities, Commissions, and Advisory Groups
10:00		Matters Presented by Board Members
10:00		Items Presented by the County Executive
	ADMINISTRATIVE ITEMS	
1		Authorization to Advertise a Public Hearing on the Sale of 2.2 Million Gallons Per Day of Fairfax County's Unused Treatment Capacity at the Alexandria Renew Treatment Plant to the City of Alexandria, Virginia
2		Authorization to Advertise a Public Hearing on Amendments to the Code of the County of Fairfax, Chapter 5, Offenses Relating to Property
3		Authorization to Advertise a Public Hearing on Amendments to the Code of the County of Fairfax, Chapter 82, Motor Vehicles and Traffic
4		Approval of a “Watch for Children” Sign as Part of the Residential Traffic Administration Program – Crowell Road (Hunter Mill District)
5		Supplemental Appropriation Resolution AS 26197 for the Fairfax-Falls Church Community Services Board to Accept Grant Funding from the U.S. Department of Health and Human Services, Health Resources and Services Administration, for the Community Project Funding Request Included in the Consolidated Appropriations Act, 2023
6		Authorization for the Department of Public Safety Communications to Apply for Grant Funding from the United States Department of Transportation’s FY 2026 Safe Streets and Roads for All Grant Program

REVISED

FAIRFAX COUNTY
BOARD OF SUPERVISORS
May 19, 2026

ADMINISTRATIVE ITEMS (continued)

7 Extension of Review Period for 2232 Application for Hybla Valley Community Center (Franconia District)

8 Extension of Review Period for 2232 Application for the Renovation and Expansion of Willow Springs Elementary School (Springfield District)

9 Authorization to Advertise a Public Hearing on the Proposed Amendments to the Employees' Retirement System Ordinance

ACTION ITEMS

1 Approval of the Five-Year Consolidated Plan for FY 2027 – FY 2031 and One-Year Action Plan for FY 2027

2 Resolution to Support the Addition of a Portion of Terminal Road Into the Virginia Highway System (Mount Vernon District)

CONSIDERATION ITEMS

1 Appeal of Exception Review Committee Decision of the Chesapeake Bay Preservation Ordinance for 6624 Tunlaw Court, Alexandria, VA 22312, Tax Map Nos. 071-4 ((01)) 0069 and 071-4 ((14)) A (Mason District)

CLOSED SESSION

Closed Session

PUBLIC HEARINGS

3:30 Public Hearing on PCA-78-S-063-16 (RZPA-2025-SU-00045) (Northern Virginia Electric Cooperative) (Sully District) (Concurrent with SEA-87-S-016)

3:30 Public Hearing on SEA-87-S-016 (Northern Virginia Electric Cooperative) (Sully District) (Concurrent with PCA-78-S-063-16 (RZPA-2025-SU-00045))

REVISED

FAIRFAX COUNTY
BOARD OF SUPERVISORS
May 19, 2026

PUBLIC HEARINGS (continued)

3:30	~~**Intent to Defer to 06/09/2026 at 3:30p.m.**~~	Public Hearing on RZ-2025-PR-00014 (1950 OG JV LLC) (Providence District)
3:30		Public Hearing on SEA-85-C-069-04 (Chick-Fil-A, Inc.) (Sully District)
3:30		Public Hearing on RZ-2025-FR-00009 (Joshua M. and Madison G. Patterson) (Franconia District)
4:00		Public Hearing for the Contraction of North Chambliss Area 1 Sanitary District to Remove Refuse/Recycling and Vacuum Leaf Collection Service (Mason District)
4:00		Public Hearing for the De-Creation/Re-Creation of Champion Oak Court Area Sanitary District to Remove Vacuum Leaf Collection Service (Mason District)
4:00		Public Comment

Fairfax County, Virginia

BOARD OF SUPERVISORS AGENDA

Tuesday
May 19, 2026

9:30 a.m.

PRESENTATIONS

RESOLUTION — To recognize the 10th Annual Fairfax Area High School Student Shark Tank Technology Challenge. Requested by Chairman McKay.

PROCLAMATION — To designate May 19, 2026, as a day to celebrate America's 250th Anniversary with Exclusive Craft Beverages in the County. Requested by Chairman McKay and Supervisor Storck.

PROCLAMATION — To designate May 19, 2026, as the Day to End Hate in the County. Requested by Chairman McKay.

RESOLUTION — To honor David A. Hunn for his 25 years of service as Founder, President and Chief Executive Officer of The SkillSource Group, Inc. Requested by Chairman McKay.

STAFF:
Tony Castrilli, Director, Office of Public Affairs
Jeremy Lasich, Office of Public Affairs
Imtiaz Ali, Office of Public Affairs

Board Agenda Item
May 19, 2026

9:30 a.m.

Presentation of the Transportation Advisory Commission (TAC) 2025 Transportation Achievement Awards

ENCLOSED DOCUMENTS:
None.

PRESENTED BY:
Michael D. Champness, Chairman of the Transportation Advisory Commission

Board Agenda Item
May 19, 2026

9:30 a.m.

Board Appointments to Citizen Boards, Authorities, Commissions, and Advisory Groups

ENCLOSED DOCUMENTS:
Attachment 1: Appointments to be heard May 19, 2026

STAFF:
Jill G. Cooper, Clerk for the Board of Supervisors

NOTE: This document is current as of May 6, 2026. The final document – as approved by the Board of Supervisors - will be included in the final board package that is posted to the website the day following the meeting.

APPOINTMENTS TO BE HEARD MAY 19, 2026
(ENCOMPASSING VACANCIES PROJECTED THROUGH MAY 31, 2026)
(Unless otherwise noted, members are eligible for reappointment)

DRAFT

ADVISORY SOCIAL SERVICES BOARD
(4-year terms – limited to 2 full terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Jessica DuBois; appointed 5/24 by Walkinshaw) Term exp. 9/25 *Resigned*	Braddock District Representative		Sizemore Heizer	Braddock
VACANT (Formerly held by Ben Zuhl; appointed 12/21 by Foust) Term exp. 9/25 *Resigned*	Dranesville District Representative		Bierman	Dranesville

AFFORDABLE DWELLING UNIT ADVISORY BOARD (4-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Richard N. Rose (Appointed 7/97-4/01 by Hanley; 9/05-5/09 by Connolly; 6/13-6/17 by Bulova) Term exp. 5/21	Builder (Multi-Family) Representative		By Any Supervisor	At-Large
Renko Hardison (Appointed 2/23 by Lusk) Term exp. 5/26	Citizen Representative		By Any Supervisor	At-Large
James H. Scanlon (Appointed 6/93-5/17 by Bulova) Term exp. 5/21	Engineer/Architect/ Planner #1 Representative		By Any Supervisor	At-Large
Mark Drake (Appointed 2/09-5/12 by McKay) Term exp. 5/16	Engineer/Architect/ Planner #2 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by James Francis Carey; appointed 5/06 by Connolly) Term exp. 5/10 *Resigned*	Lending Institution Representative		By Any Supervisor	At-Large
Francis C. Steinbauer (Appointed 8/02-5/18 by Hudgins) Term exp. 5/22	Non-Profit Housing Representative		By Any Supervisor	At-Large

DRAFT

AFFORDABLE HOUSING ADVISORY COUNCIL (AHAC) (2-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Jeremy Allen; appointed 6/23 by Gross) Term exp. 6/25 *Resigned*	Mason District Representative		Jimenez	Mason
VACANT (Formerly held by Keary Kincannon; appointed 6/23 by Storck) Term exp. 6/25 *Resigned*	Mount Vernon District Representative		Storck	Mount Vernon

AGRICULTURAL AND FORESTAL DISTRICT ADVISORY BOARD (Serves at the pleasure of the Board)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Mariette Newcomb; appointed 2/88 by Richards) *Resigned*	Farmer #2 Representative		By Any Supervisor	At-Large

DRAFT

ALCOHOL SAFETY ACTION PROGRAM LOCAL POLICY BOARD (ASAP) (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Ronald Boggio; appointed 5/22 by McKay) Term exp. 10/23 *Resigned*	At-Large #1 Representative		By Any Supervisor	At-Large
Grant J. Nelson (Appointed 10/95-5/01 by Hanley; 6/04-9/07 by Connolly; 6/10-9/19 by Bulova) Term exp. 6/22	At-Large #2 Representative		By Any Supervisor	At-Large
Darren Dickens (Appointed 11/96-5/01 by Hanley; 6/04-10/07 by Connolly; 6/10-9/19 by Bulova) Term exp. 6/22	At-Large #3 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Linda Perlstein; appointed 11/22 by Alcorn) Term exp. 10/25 *Resigned*	At-Large #6 Representative		By Any Supervisor	At-Large

DRAFT

ARCHITECTURAL REVIEW BOARD (3-year terms)

NOTE: Members shall be appointed by the Board as follows: At least two (2) members shall be certified architects; one member shall be a landscape architect authorized to practice in Virginia; one member shall be a lawyer with membership in the Virginia Bar; six (6) members shall be drawn from the ranks of related professional groups such as archaeologists, historians, lawyers, and real estate brokers.

Incumbent History	Requirement	Nominee	Supervisor	District
Kaye Orr (Appointed 6/18-9/21 by Gross) Term exp. 9/24	Related Professional Group #1 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Ali A. Sohanghpurwala; appointed 9/23 by Smith) Term exp. 9/24 *Resigned*	Related Professional Group #2 Representative		By Any Supervisor	At-Large

ATHLETIC COUNCIL (2-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Marc Fernandes; appointed 10/20-1/22 by McKay) Term exp. 12/23 *Resigned*	Diversity-At-Large Principal Representative		By Any Supervisor	At-Large

Continued on next page

DRAFT

ATHLETIC COUNCIL (2-year terms)
Continued from previous page

Incumbent History	Requirement	Nominee	Supervisor	District
Ian Harper (Appointed 10/23 by Foust) Term exp. 3/25	Dranesville District Principal Representative		Bierman	Dranesville
Brian Luwis (Appointed 7/19-6/21 by Foust) Term exp. 3/23	Dranesville District Alternate Representative		Bierman	Dranesville
VACANT (Formerly held by Hillary Richardson; appointed 9/20-6/22 by Alcorn) Term exp. 6/24 *Resigned*	Women's Sports Alternate Representative		By Any Supervisor	At-Large

DRAFT

BARBARA VARON VOLUNTEER AWARD SELECTION COMMITTEE (1-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Ken Balbuena; appointed 7/20-8/22 by McKay) Term exp. 6/23 *Resigned*	At-Large Chairman's Representative		McKay	At-Large Chairman's
VACANT (Formerly held by Barbara Glakas; appointed 1/12-6/19 by Foust) Term exp. 6/21 *Resigned*	Dranesville District Representative		Bierman	Dranesville
VACANT (Formerly held by Nancy Hall; appointed 6/24 by Jimenez) Term exp. 6/25 *Resigned*	Mason District Representative		Jimenez	Mason
VACANT (Formerly held by Diana Maria Rhodes; appointed 7/23-6/24 by Smith) Term exp. 6/25 *Resigned*	Sully District Representative		Smith	Sully

DRAFT

BOARD OF BUILDING AND FIRE PREVENTION CODE APPEALS (4-year terms)
NOTE: No official, technical assistant, inspector or other employee of the Department of Public Works and Environmental Services, Department of Planning and Development, or Fire and Rescue Department shall serve as a member on this Board.

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Amado Fernandez; appointed 6/16-2/23 by Smith) Term exp. 2/27 *Resigned*	Alternate #3 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Michael Sanio; appointed 2/23 by Alcorn) Term exp. 2/27 *Resigned*	Alternate #4 Representative		By Any Supervisor	At-Large

DRAFT

CATHY HUDGINS COMMUNITY CENTER ADVISORY COUNCIL (2-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Maria Jimenez; appointed 7/25 by Alcorn) Term exp. 4/26 *Resigned*	Fairfax County #1 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Maryam Ovissi; appointed 3/21-5/23 by Alcorn) Term exp. 4/25 *Resigned*	Fairfax County #7 Representative		By Any Supervisor	At-Large

CELEBRATE FAIRFAX, INC. BOARD OF DIRECTORS
(2-year terms - limited to 3 full terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Greg Dercach (Appointed 1/22 by Gross; 1/24 by Jimenez) Term exp. 9/25	At-Large #3 Representative		By Any Supervisor	At-Large

DRAFT

CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION REVIEW COMMITTEE (4-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Anne Kanter; appointed 9/11-10/18 by Bulova) Term exp. 9/23 *Resigned*	At-Large #1 Representative		McKay	At-Large Chairman's
VACANT (Formerly held by David W. Schnare; appointed 11/10-9/23 by Herrity) Term exp. 9/27 *Resigned*	Springfield District Representative		Herrity	Springfield

CHILD CARE ADVISORY COUNCIL (2-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Thomas Fitzpatrick (Appointed 12/24 by Storck) Term exp. 9/25	Mount Vernon District Representative		Storck	Mount Vernon

DRAFT

CIVIL SERVICE COMMISSION (2-year terms)
NOTE: The Commission shall include at least 3 members who are male, 3 members who are female, and 3 members who are from a minority group.

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Janice Hill; appointed 12/21 by Gross; 6/24 by Jimenez) Term exp. 12/25 *Deceased*	At-Large #9 Representative		By Any Supervisor	At-Large

COMMISSION FOR WOMEN (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Enjoli Ramsey; appointed 12/21-11/24 by Walkinshaw) Term exp. 10/27 *Resigned*	Braddock District Representative		Sizemore Heizer	Braddock
VACANT (Formerly held by Lynn Blandford; appointed 10/25 by Storck) Term exp. 10/28 *Resigned*	Mount Vernon District Representative		Storck	Mount Vernon

DRAFT

COMMISSION ON AGING (2-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Sharon Dreyer (Appointed 9/20-6/24 by Lusk) Term exp. 5/26	Franconia District Representative		Lusk	Franconia
Brenda Irons-LeCense (Appointed 2/25 by Alcorn) Term exp. 5/26	Hunter Mill District Representative		Alcorn	Hunter Mill
Patricia Humphlett (Appointed 8/25 by Jimenez) Term exp. 5/26	Mason District Representative		Jimenez	Mason
Diane Watson (Appointed 7/18-6/24 by Storck) Term exp. 5/26	Mount Vernon District Representative	**Diane Watson**	Storck	Mount Vernon
Cathy Muha (Appointed 4/16-5/24 by Smith) Term exp. 5/26	Sully District Representative		Smith	Sully

DRAFT

COMMUNITY ACTION ADVISORY BOARD (CAAB) (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Philip Rosenthal; appointed 1/01-3/24 by Herrity) Term exp. 2/27 *Deceased*	Springfield District Representative		Herrity	Springfield
VACANT (Formerly held by Kevin Hickerson; appointed 3/22 by Smith) Term exp. 2/25 *Resigned*	Sully District Representative		Smith	Sully

COMMUNITY POLICY AND MANAGEMENT TEAM, FAIRFAX-FALLS CHURCH (2-year terms)

CONFIRMATION NEEDED:

- Ms. Kelley Willis as the Private Services Provider #1 Representative

DRAFT

CONSUMER PROTECTION COMMISSION (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Dennis Kirk (Appointed 6/98-8/22 by Gross) Term exp. 7/25	Fairfax County Resident #4 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Paul Svab; appointed 11/21-7/24 by Herrity) Term exp. 7/27 *Resigned*	Fairfax County Resident #11 Representative		By Any Supervisor	At-Large

CONTINUUM OF CARE BOARD (CoC) (2-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
NEW POSITION	Dranesville District Representative		Bierman	Dranesville
Ruth Pearson (Appointed 9/23 by Smith) Term exp. 6/25	Sully District Representative		Smith	Sully

CONFIRMATION NEEDED:

- Mr. Sanchez Glover as the Department of Family Services Representative

CRIMINAL JUSTICE ADVISORY BOARD (CJAB) (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Ricardo E. Coleman (Appointed 9/16-3/21 by Gross) Term exp. 3/24	Mason District Representative		Jimenez	Mason

DRAFT

DULLES RAIL TRANSPORTATION IMPROVEMENT DISTRICT ADVISORY BOARD, PHASE II (4-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Richard Fernicola; appointed 1/22 by McKay) Term exp. 1/24 *Resigned*	BOS At-Large #6 Representative		By Any Supervisor	At-Large

CONFIRMATION NEEDED:

- Mr. Ryan Scully as the BOS At-Large #2 Representative

ENGINEERING STANDARDS REVIEW COMMITTEE (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Maya Huber; appointed 12/09-1/14 by Confirmation; 5/18 by Bulova) Term exp. 3/21 *Resigned*	Citizen #4 Representative		By Any Supervisor	At-Large

DRAFT

ENVIRONMENTAL QUALITY ADVISORY COUNCIL (EQAC) (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Andreana Lin; appointed 2/25 by McKay) Term exp. 1/28 *Resigned*	At-Large #3 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by James Albright; appointed 2/25 by Jimenez) Term exp. 1/27 *Resigned*	Mason District Representative		Jimenez	Mason

FAIRFAX AREA DISABILITY SERVICES BOARD
(3-year terms - limited to 2 full terms)

NOTE: Members may be reappointed after being off the Board for three years. State Code requires that the membership in the local disabilities board include at least 30 percent representation by individuals who have physical, visual, or hearing disabilities or their family members. For this 15-member board, the minimum number for this representation would be five members.

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Deborah Cohen; appointed 1/20-1/24 by Walkinshaw) Term exp. 11/26 *Resigned*	Braddock District Representative		Sizemore Heizer	Braddock

Continued on next page

DRAFT

FAIRFAX AREA DISABILITY SERVICES BOARD
(3-year terms - limited to 2 full terms)
Continued from previous page

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Courtney Cezair Mayers; appointed 6/21 by Foust) Term exp. 11/24 *Resigned*	Dranesville District Representative		Bierman	Dranesville
Deborah K. Hammer (Appointed 3/16-1/20 by Storck) Term exp. 11/22 ***Not eligible for reappointment***	Mount Vernon District Representative		Storck	Mount Vernon
VACANT (Formerly held by Michael Ritter; appointed 6/22 by Herrity) Term exp. 11/24 *Resigned*	Springfield District Representative		Herrity	Springfield
VACANT (Formerly held by Bryan Scrafford; appointed 9/23-11/24 by Smith) Term exp. 11/27 *Resigned*	Sully District Representative		Smith	Sully

DRAFT

FAIRFAX-FALLS CHURCH COMMUNITY SERVICES BOARD
(3-year terms – limited to 3 full terms)

NOTE: In accordance with *Virginia Code* Section 37.2-501, "prior to making appointments, the governing body shall disclose the names of those persons being considered for appointment." Members can be reappointed after 1-year break from initial 3 full terms, VA Code 37.2-502.

Incumbent History	Requirement	Nominee	Supervisor	District
Andrew Scalise (Appointed 7/20-7/23 by McKay) Term exp. 6/26	At-Large #2 Representative		By Any Supervisor	At-Large
Evan Jones (Appointed 6/23 by McKay) Term exp. 6/26	At-Large #3 Representative		By Any Supervisor	At-Large
Anne Whipple (Appointed 10/23 by Foust) Term exp. 6/26	Dranesville District Representative		Bierman	Dranesville
VACANT (Formerly held by Alisha Keirstead; appointed 6/24 by Storck) Term exp 6/28 *Resigned*	Mount Vernon District Representative		Storck	Mount Vernon
Kasey McNamara (Appointed 3/25 by Palchik) Term exp. 6/26	Providence District Representative		Palchik	Providence
Srilekha Palle (Appointed 2/20-6/23 by Herrity) Term exp. 6/26	Springfield District Representative		Herrity	Springfield

DRAFT

HEALTH SYSTEMS AGENCY BOARD (3-year terms - limited to 2 full terms)
NOTE: Members may be reappointed after a 1-year break

Incumbent History	Requirement	Nominee	Supervisor	District
Lydia Lawrence (Appointed 2/22 by Foust) Term exp. 6/24	Consumer #5 Representative		By Any Supervisor	At-Large
Bridget Jennison (Appointed 5/22 by Walkinshaw) Term exp. 6/24	Provider #1 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Magalie Emile-Backer; appointed 1/19-6/21 by Storck) Term exp. 6/24 *Resigned*	Provider #2 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Maria Zlotnick; appointed 6/20 by Alcorn) Term exp. 6/25 *Resigned*	Provider #4 Representative		By Any Supervisor	At-Large

DRAFT

HISTORY COMMISSION (3-year terms)
NOTE: The Commission shall include at least one member who is a resident from each District.

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Joseph Imamura; appointed 7/23 by McKay) Term exp. 12/24 *Resigned*	Architect Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Jenee Lindner; appointed 12/21-1/25 by Herrity) Term exp. 12/27 *Resigned*	Citizen #4 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Steve Sherman; appointed 9/21 by Lusk) Term exp. 12/23 *Resigned*	Citizen #9 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Philip Wilkerson; appointed 8/25 by McKay) Term exp. 12/27 *Resigned*	Citizen #10 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Lynne Garvey-Hodge; appointed 12/21 by Gross) Term exp. 12/24 *Resigned*	Historian #1 Representative		By Any Supervisor	At-Large

DRAFT

HUMAN RIGHTS COMMISSION (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Denver Supinger; appointed 1/23-9/25 by McKay) Term exp. 9/28 *Resigned*	At-Large #6 Representative		By Any Supervisor	At-Large
Meena Bhinge (Appointed 9/21 Walkinshaw) Term exp. 9/24	At-Large #10 Representative		By Any Supervisor	At-Large

DRAFT

HUMAN SERVICES COUNCIL (4-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Jane Edmondson; appointed 10/23 by Foust) Term exp. 7/27 *Deceased*	Dranesville District #1 Representative		Bierman	Dranesville
VACANT (Formerly held Nancy Hall; appointed 11/25 by Jimenez) Term exp. 7/29 *Resigned*	Mason District #2 Representative		Jimenez	Mason
Anthony Santelises (Appointed 7/24 by Palchik) Term exp. 7/25	Providence District #1 Representative		Palchik	Providence
VACANT (Formerly held by Edward Yost appointed 3/23 by Smith) Term exp. 7/27 *Resigned*	Sully District #2 Representative		Smith	Sully

DRAFT

INDUSTRIAL DEVELOPMENT AUTHORITY (4-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Christopher Glaser; appointed 11/21 by Alcorn) Term exp. 10/25 *Resigned*	At-Large #4 Representative		By Any Supervisor	At-Large

INFORMATION TECHNOLOGY POLICY ADVISORY COMMITTEE (ITPAC) (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Edward Blum; appointed 12/20-1/24 by Palchik) Term exp. 12/26 *Resigned*	Providence District Representative		Palchik	Providence

JUVENILE AND DOMESTIC RELATIONS DISTRICT COURT CITIZENS ADVISORY COUNCIL (2-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Crystopher Herrera (Appointed 2/22 by Foust) Term exp. 1/24	Dranesville District Representative		Bierman	Dranesville

DRAFT

LIBRARY BOARD (4-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Russell Brooks (Appointed 7/24 by Lusk) Term exp. 5/26	Franconia District Representative		Lusk	Franconia

PARK AUTHORITY (4-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Kiel Stone; appointed 12/22 by Walkinshaw) Term exp. 12/26 *Resigned*	Braddock District Representative		Sizemore Heizer	Braddock

POLICE OFFICERS RETIREMENT SYSTEM BOARD OF TRUSTEES (4-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Jay Jupiter (Appointed 2/17-3/22 by Storck) Term exp. 12/25	Citizen At-Large #1 Representative		By Any Supervisor	At-Large

DRAFT

RESTON TRANSPORTATION SERVICE DISTRICT ADVISORY BOARD (4-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Angela E. Roberts; appointed 9/21 by Alcorn) Term exp. 9/25 *Resigned*	Apartment or Rental Owner Associations Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Margaret Parker; appointed 10/1 by Alcorn) Term exp. 9/25 *Resigned*	Commercial or Retail Ownership #1 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Peter Henry; appointed 9/21 by Alcorn) Term exp. 9/25 *Resigned*	Commercial or Retail Ownership #3 Representative		By Any Supervisor	At-Large
Michael Shindledecker (Appointed 9/21 by Foust) Term exp. 9/25	Dranesville District Representative		Bierman	Dranesville
VACANT (Formerly held by Stephanie Weber: appointed 8/22 by Alcorn) Term exp. 9/25 *Resigned*	Residential Owners/HOA/Civic Association #3 Representative		By Any Supervisor	At-Large

DRAFT

SMALL BUSINESS COMMISSION (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Luis Lopez Stipes; appointed 1/25 by Storck) Term exp. 12/26 *Resigned*	Mount Vernon District Representative		Storck	Mount Vernon

TRAILS, SIDEWALKS AND BIKEWAYS COMMITTEE (2-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Robert W. Cosgriff (Appointed 1/20-9/24 by Walkinshaw) Term exp. 1/26	Braddock District Representative		Sizemore Heizer	Braddock
Lydia Lawrence (Appointed 9/24 by Bierman) Term exp. 1/26	Dranesville District Representative		Bierman	Dranesville
Erin Partlan (Appointed 12/21-1/24 by Lusk) Term exp. 1/26	Franconia District Representative		Lusk	Franconia
VACANT (Formerly held by Noel Popwell; appointed 3/24 by Herrity) Term exp. 1/26 *Resigned*	Springfield District Representative		Herrity	Springfield

DRAFT

TRESPASS TOWING ADVISORY BOARD (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held Denver Supinger; appointed 9/24 by McKay) Term exp. 9/27 *Resigned*	Citizen Alternate Representative		By Any Supervisor	At-Large
Alvin Leach (Appointed 10/10-11/22 by Foust) Term exp. 9/25	Towing #2 Representative		By Any Supervisor	At-Large

DRAFT

WETLANDS BOARD (5-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Kimberly Larkin; appointed 12/22 by Storck) Term exp. 12/27 *Resigned*	At-Large #1 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Bert Cramer; appointed 1/21-12/21 by Storck) Term exp. 12/26 *Resigned*	Mount Vernon District #2 Representative		Storck	Mount Vernon
VACANT (Formerly held by John Collins; appointed 1/22-12/24 by Storck) Term exp. 12/29 *Resigned*	Mount Vernon District #3 Representative		Storck	Mount Vernon

DRAFT

YOUNG ADULTS ADVISORY COUNCIL
(2-year terms - limited to 2 full terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Timothy Klein; appointed 7/25 by Lusk) Term exp. 1/26 *Resigned*	Franconia District Representative		Lusk	Franconia
Zafar Mahnoor (Appointed 1/24 by Storck) Term exp. 1/26 ***Not eligible for reappointment***	Mount Vernon District Representative		Storck	Mount Vernon
Neel Daugherty-Shrivastava (Appointed 3/24 by Palchik) Term exp. 1/26	Providence District Representative		Palchik	Providence
Samuel Niner (Appointed 1/22-1/24 by Herrity) Term exp. 1/26 ***Not eligible for reappointment***	Springfield District Representative		Herrity	Springfield
VACANT (Formerly held by Eddy Sandoval; appointed 9/21 by Smith) Term exp. 1/24 *Resigned*	Sully District Representative		Smith	Sully

DRAFT

Board Agenda Item
May 19, 2026

10:00 a.m.

Matters Presented by Board Members

Board Agenda Item
May 19, 2026

10:00 a.m.

Items Presented by the County Executive

Board Agenda Item
May 19, 2026

ADMINISTRATIVE – 1

Authorization to Advertise a Public Hearing on the Sale of 2.2 Million Gallons Per Day of Fairfax County's Unused Treatment Capacity at the Alexandria Renew Treatment Plant to the City of Alexandria, Virginia

ISSUE:
Authorization to advertise a public hearing to consider an agreement to sell 2.2 million gallons per day (MGD) of Fairfax County's ("County") unused treatment capacity at the Alexandria Renew ("AlexRenew") treatment plant to the City of Alexandria ("City") to meet its growing need for additional treatment plant capacity.

RECOMMENDATION:
The County Executive recommends that the Board authorize advertisement of a public hearing on June 23rd, 2026, at 4:00 p.m. to consider this sale.

TIMING:
Board action is requested on May 19th, 2026, to advertise the proposed public hearing for sale of this capacity on June 23rd, 2026, at 4:00 p.m.

BACKGROUND:
AlexRenew owns and operates a wastewater treatment plant that receives wastewater from City of Alexandria and Fairfax County. The treatment plant has a total capacity of 54 MGD. The County's current average daily flow is approximately 17 MGD.

Under the existing 1978 service agreement between Fairfax County and AlexRenew, the County is entitled to 32.4 MGD of annual-average treatment capacity, representing 60 percent of the total plant capacity. As proposed, the City would purchase 2.2 MGD of unused annual-average treatment capacity through a Capacity Sales Agreement. After the transaction, the County's share would adjust to 30.2 MGD (56 percent), while the City's share would increase to 23.8 MGD (44 percent).

Importantly, this sale does not compromise Fairfax County's ability to serve existing or future customers in the AlexRenew service area. When capacity allocations were originally established in the 1970s, long-term projections assumed higher per capita water usage and greater system groundwater infiltration than what has materialized. Advances in water conservation and sustained investment in wastewater infrastructure

have reduced groundwater infiltration and overall demand. Current and projected flows indicate that the County retains sufficient capacity to accommodate growth through 2050 and beyond. Staff will continue long-range planning with AlexRenew, the City, and regional partners to ensure that future needs can be met, including potential plant expansions. By selling the unused capacity now, the County can recover future construction costs of any future capacity needs and will reduce the County's share of upcoming capacity upgrade costs at the plant that are not projected to be used by the County. The changes in allocation to the City will not materially adversely affect the efficiency of the system.

A public hearing is required to execute the capacity sales agreement between the County and the City. Staff request that the Board authorize the advertisement for the public hearing as to the form shown in Attachment I. A draft of the sales agreement is provided in Attachment II.

EQUITY IMPACT:
This agreement promotes regional environmental equity and reflects thoughtful stewardship of County assets, strong interjurisdictional partnership, and long-term planning that benefits both Fairfax County residents and the broader region.
It provides a cost-effective option in decreasing fiscal investment at the plant where it is unused, while helping ensure that a neighboring community can meet its growing needs without disproportionate financial burden. The agreement supports shared environmental benefits across jurisdictions, aligning with the County's broader equity and sustainability commitments.

FISCAL IMPACT:
The County will receive $39,842,000 in proceeds from the sale of unused treatment paid in two installments in 2026 from the City of Alexandria. The City will make the first payment of $19.921 million to the County within 30 days after the effective date of the agreement or by July 15, 2026, whichever is later. Then the City will make a second payment of $19.921 million no later than December 31, 2026.

The proceeds from the sale of this capacity will go into the County's Integrated Sewer Fund to fund future wastewater projects.

ENCLOSED DOCUMENTS:
Attachment I: Notice for Public Hearing Advertisement
Attachment II: Wastewater Capacity Sale and Purchase Agreement Between the Board of Supervisors of Fairfax County and The City of Alexandria, Virginia

Board Agenda Item
May 19, 2026

STAFF:
Jennifer Miller, Deputy County Executive
Christopher Herrington, Director, Department of Public Works and Environmental Services (DPWES)
Eleanor Ku Codding, Deputy Director, Water Resources and Infrastructure, DPWES
William Barrack II, Director, Wastewater Planning and Monitoring Division, DPWES

ASSIGNED COUNSEL:
Marc Gori, Assistant County Attorney

Attachment I

FAIRFAX COUNTY NOTICE OF PUBLIC HEARING
ON SALE OF 2.2 MILLION GALLONS-PER-DAY OF FAIRFAX COUNTY'S UNUSED TREATMENT CAPACITY AT THE ALEXANDRIA RENEW'S TREATMENT PLANT TO THE CITY OF ALEXANDRIA

NOTICE is hereby given that the Fairfax County Board of Supervisors will hold a **PUBLIC HEARING** in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia, on:

Tuesday
June 23, 2026
Commencing at 4:00 p.m.

on the matter of the sale of 2.2 million gallons-per-day (MGD) of Fairfax County's unused treatment capacity at the Alexandria Renew treatment plant to the City of Alexandria.

The Fairfax County Board of Supervisors' meeting is available to view live on Channel 16 and stream live online at www.fairfaxcounty.gov/cableconsumer/channel-16/live-video-stream. Live audio of the meeting may be accessed at 703-324-7700. Please contact the Office of the Clerk to the Board at (703) 324-3151 or ClerktotheBOS@fairfaxcounty.gov, or review on-line at www.fairfaxcounty.gov/boardofsupervisors/2026-board-meetings at least one week prior to the meeting for additional information on the status of the meeting (in person or electronic). All persons wishing to present their views on these subjects may call the Office of the Clerk for the Board at 703- 324-3151 or register online at www.fairfaxcounty.gov/clerkservices/ to be placed on the Speakers List and may appear and be heard via telephone or pre-recorded video. Deadlines by type of testimony are on the website. If the Board is meeting in person at the Government Center, speakers may also attend and testify in person. In addition, written testimony and other submissions will be received at 12000 Government Center Parkway, Suite 552, Fairfax, 22035 and ClerktotheBOS@fairfaxcounty.gov. As required by law, copies of the full text of proposed ordinances, plans and amendments, as applicable, as well as information concerning the documentation for any proposed fee, levy, or increase, are on file and may be examined at the Office of the Clerk to the Board of Supervisors, Suite 552 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia. For the convenience of the public, copies may also be distributed to the County's Regional and Community Public Libraries.

Fairfax County supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities. Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a County program, service, or activity, should contact the ADA representative in the Clerk's Office, 703-324-3151, TTY: 703-324-3903, as soon as possible but no later than 48 hours before the scheduled event.

GIVEN under my hand this 25th day of June 23, 2026.

_____

Chief Deputy Clerk to the Board of Supervisors

Ad Run Dates: June 2 and June 9

CAPACITY SALE AGREEMENT

This Capacity Sale Agreement ("Agreement") is made by and between the Board of Supervisors of Fairfax County, Virginia ("County") and the City of Alexandria, Virginia ("City"), each a Virginia public body (together, the "Parties").

Effective Date: Date last signed below ("Effective Date").

RECITALS

WHEREAS, the County and the City of Alexandria, Virginia, Sanitation Authority ("AlexRenew" or "Authority") are parties to an Amended and Restated Service Agreement dated October 1, 1998 (the "1998 County–Authority Service Agreement").

WHEREAS, the City and AlexRenew are parties to an Amended and Restated Service Agreement dated June 6, 2018 (the "2018 City-Authority Service Agreement");

WHEREAS, under these Service Agreements, each jurisdiction holds defined wastewater capacity shares (service entitlements) in AlexRenew's Joint Use Facilities as defined therein, and those shares determine cost allocations and related obligations. The Service Agreements contemplate conveyances of capacity shares via amendment;

WHEREAS, the Parties now desire that the County sell and assign 2.2 million gallons per day ("MGD"), calculated on an annual-average daily flow basis, of the County's treatment capacity in the AlexRenew Sewage Treatment Plant;

WHEREAS, the Parties acknowledge and agree that this Agreement does not convey any ownership, leasehold, or property interest in any part of the Authority's System or Joint Use Facilities as defined in the Service Agreements.

WHEREAS, prior to this Agreement, the City Manager of the City of Alexandria, the Director of the Department of Public Works and Environmental Services of Fairfax County, and the Chief Executive Officer of AlexRenew executed a Letter of Understanding dated April 2, 2026 (the "LOU") memorializing (i) the City's and County's commitment to enter into this Capacity Sale Agreement, (ii) AlexRenew's administrative application of the revised capacity shares—County: 30.2 MGD (56%) / City: 23.8 MGD (44%)—upon the Effective Date of this Agreement, (iii) the County's and AlexRenew's agreement to jointly fund and AlexRenew to construct improvements to the AlexRenew Sewage Treatment Plant to increase its design capacity from 54 MGD to 58 MGD, (iv) revising the County's capacity share to 32.4 MGD (56%) and the City's capacity share to 25.6 MGD (44%) upon the issuance of a Certificate to Operate from the Virginia Department of Environmental Quality for the increased design capacity; and (v) the

County's and AlexRenew's cooperation to administratively update the metering facilities exhibits under the 1998 County–Authority Service Agreement to incorporate new and reconfigured metering facilities. The LOU is an executive, non-binding administrative understanding only, does not amend any Authority Agreement, and is expressly subject to subsequent approvals of this Agreement and conforming Authority Agreement amendments by the respective governing bodies.

NOW, THEREFORE, the Parties agree as follows:

1. Definitions

1.1. Authority System. The complete wastewater collection, conveyance, treatment, storage, and disposal system owned and operated by the Authority, as it may exist over time, including the Sewage Treatment Plant and interceptors and appurtenances owned by the Authority.

1.2. Joint Use Facilities. The portions of the Authority System used to provide service to both the County and the City of Alexandria.

1.3. Service Agreements. The 1998 County–Authority Service Agreement and the 2018 City–Authority Service Agreement.

1.4. Service Agreement Amendments. Amendments to be executed by AlexRenew, the County, and the City adjusting capacity shares and updating any exhibits, schedules, and allocations under the Service Agreements consistent with this Agreement.

1.5. Transferred Capacity. The 2.2 MGD of annual-average daily flow of treatment capacity at the AlexRenew Sewage Treatment Plant, from the County to the City, together with the proportionate associated maximum-day capacity, as recognized by AlexRenew in the Service Agreements and any amendments thereto.

2. Sale and Assignment of Capacity (Service Entitlement Only)

2.1. Sale/Assignment**.** The County hereby sells, assigns, and transfers to the City all of the County's service entitlement to the Transferred Capacity.

2.2. No Ownership**.** The Transferred Capacity is not a title, lien, easement, leasehold, or any other property interest in the Authority System or Joint Use Facilities, all of which are owned and controlled by AlexRenew.

2.3. Recognition. The Parties mutually understand that AlexRenew agrees to recognize the Transferred Capacity as of the Effective Date of this Agreement and further agrees to memorialize the capacity reallocation in the Service Agreement Amendments.

2.4. Post-Sale Shares. Once the Effective Date for the Transferred Capacity occurs, the Parties' annual-average treatment capacity shares will be as follows: County 30.2 MGD (56%); City 23.8 MGD (44%).

3. Consideration; City Funding Installments

3.1. Purchase Price. The City shall pay the County a total of $39.842 million for the Transferred Capacity. The City shall make a first payment of $19.921 million to the County within 30 days after the Effective Date, or by July 15, 2026, whichever is later. The City shall make a second payment of $19.921 million no later than December 31, 2026; otherwise, this Agreement and the City's right to the Transferred Capacity is automatically terminated without the need for any further action by the Parties. The County shall provide the City wiring instructions for payment within 15 days of the date the first and second payments are due.

4. No Third-Party Service Obligations; No AlexRenew Obligations Created

This Agreement transfers treatment capacity shares at the AlexRenew Sewage Treatment Plant from the County to the City. It does not amend the Service Agreements or impose obligations on AlexRenew. Rights against AlexRenew (including service and billing) continue to be governed solely by the Service Agreements, as amended.

5. Representations

Each Party represents it has taken all necessary action to approve and execute this Agreement and that entering into this Agreement will not violate applicable law or the Service Agreements.

6. Miscellaneous

6.1. Governing Law. This Agreement is governed by the laws of the Commonwealth of Virginia.

6.2. Notices. Written notices under this Agreement shall be delivered to the addresses designated by each Party.

6.3. Entire Agreement; Amendments. This document is the entire agreement between the Parties regarding the Transferred Capacity and may be amended only by a writing signed by both Parties.

6.4. Further Assurances / No Third-Party Beneficiaries / Severability. Each Party shall execute further documents reasonably necessary to implement this Agreement. This Agreement creates no rights in any third party (including the Authority). If any provision is held invalid, the remainder continues in effect

6.5. No Partnership. This Agreement does not create a joint venture, partnership, or other relationship whereby either Party would be liable for the omissions, commissions, or performance of the other Party.

6.6. Assignment. Neither Party may assign this Agreement without the other's written consent.

6.7. Force Majeure. With respect to matters contemplated by this Agreement, neither Party is liable or responsible to the other for any injury to property, or for any inability to meet the terms of this Agreement, if that injury or inability was caused by any Force Majeure event.

6.8. Counterparts. This Agreement may be executed in counterparts, including electronic signatures, each of which is deemed an original.

CITY OF ALEXANDRIA, VIRGINIA

By: _____

James (Jim) Parajon

City Manager

301 King Street

Alexandria, VA 22314

Approved as to Form:

_____

Office of the City Attorney

City of Alexandria, Virginia

COMMONWEALTH OF VIRGINIA

City of Alexandria, to-wit:

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by Jim Parajon, City Manager of the City of Alexandria, Virginia.

_____

Notary Public

My Commission Expires: _____

Registration Number: _____

COUNTY OF FAIRFAX, VIRGINIA

By: _____

Bryan Hill
County Executive, County Executives
12000 Government Center Pkwy
Fairfax, VA 22035

Approved as to Form:

_____
Office of the County Attorney
County of Fairfax, Virginia

COMMONWEALTH OF VIRGINIA

County of Fairfax, to-wit:

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by Bryan Hill, County Executive, Fairfax County.

_____

Notary Public

My Commission Expires: _____

Registration Number: _____

Board Agenda Item
May 19, 2026

ADMINISTRATIVE – 2

Authorization to Advertise a Public Hearing on Amendments to the Code of the County of Fairfax, Chapter 5, Offenses Relating to Property

ISSUE:
Authorization to advertise a public hearing to consider proposed amendments to *Section 5-4-1 of the Code of the County of Fairfax* ("County Code") relating to trespassing.

RECOMMENDATION:
The County Executive recommends that the Board of Supervisors authorize the advertisement of a public hearing on the proposed amendments to Chapter 5.

TIMING:
Board action is requested on May 19, 2026, to provide sufficient time to advertise a public hearing on June 23, 2026, at 4:30 p.m. to consider the adoption of the proposed amendments.

BACKGROUND:
As a housekeeping measure to amend *Section 5-4-1 of the County Code* related to trespassing on private property. Under *§ 18.2-119, Code of Virginia*, only an owner or other person lawfully in charge of the property may forbid a person from entering or remaining upon such property. Additionally, *§ 15.2-1717.1, Code of Virginia*, authorizes localities to enact ordinances allowing property owners or person lawfully in charge to designate law enforcement agencies to act on their behalf for trespass enforcement.

Upon review of the County Code, staff became aware that changes were needed to conform the County Code to the Code of Virginia. The proposed amendments will authorize, owners, lessees, custodians or other persons lawfully in charge of real property to designate the Fairfax County Police Department as a "person lawfully in charge" of the property. Any such designation would be required to be in writing and maintained on file by the Fairfax County Police Department. The proposed amendment will bring the County Code in line with the Code of Virginia and assist the County's ability to respond efficiently to recurring trespass issues on designated properties after receiving the lawfully written designation.

Board Agenda Item
May 19, 2026

EQUITY IMPACT:
None.

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
Attachment 1 - Proposed Ordinance to Chapter 5 of the Code of the County of Fairfax, Relating to Designating Law Enforcement to Enforce Trespass Violations
Attachment 2 – Notice of Public Hearing

STAFF:
Thomas Arnold, Deputy County Executive
Kevin Davis, Chief of Police, Police Department

ASSIGNED COUNSEL:
Kimberly P. Baucom, Deputy County Attorney

Attachment 1

Proposed Amendments to
Chapter 5, Offenses

Article 4. – Offenses Relating to Property

Section 5-4-1. Trespassing after having been forbidden to do so.[22]

(a) If any person shall without authority of law go upon or remain upon the lands, buildings or premises of another, or any part, portion or area thereof, after having been forbidden to do so, either orally or in writing, by the owner, lessee, custodian or other person lawfully in charge thereof, or after having been forbidden to do so by a sign or signs posted on such lands, buildings, premises or part, portion or area thereof at a place or places where it or they may be reasonably seen, he shall be deemed guilty of a Class 1 misdemeanor.

(b) As authorized by § 15.2-1717.1, Va Code Ann., any owner, lessee, custodian or other person lawfully in charge of real property, as those terms are used in § 18.2-119, Va. Code Ann., may designate the Fairfax County Police Department as a "person lawfully in charge of the property" for the purpose of authorizing Fairfax County police officers to forbid another to go upon or remain upon the designated lands, buildings or premises. Such designation shall be in writing and maintained on file by the Fairfax County Police Department at the district police station for the district wherein the real property is located.

(c) This Section shall not be construed to affect in any way the provisions of §§ 18.2-132 through 18.2-136~~, and 29-169 and 29170~~, Va. Code Ann. ~~(1954 Code, vol. 1, § 11-5; 1961 Code, § 17-15.)~~

Footnotes:

*--- (**22**) ---*

24. As to authority to County to prevent trespassing by persons, see Va. Code Ann., §§ 15.1-512, 18.2-119.

Attachment 2

NOTICE OF A PUBLIC HEARING TO AMEND THE CODE OF THE COUNTY OF FAIRFAX, CHAPTER 5, OFFENSES.

Notice is hereby given pursuant to the provisions of Section 15.2-1427 of the *Code of Virginia*, as amended, that at a meeting of the Fairfax County Board of Supervisors to be held in the Board Auditorium in the Governmental Center, Fairfax, Virginia, on

Tuesday
June 23, 2026
4:30 p.m.

the said Board will hold a PUBLIC HEARING to receive citizen input on the proposed amendments to the *Code of the County of Fairfax,* Chapter 5, Offenses, Article 4, Offenses Relating to Property. The proposed amendments incorporate provisions and requirements of the Code of Virginia into the Fairfax County Code.

The entire chapter and the proposed amendments may be viewed at the Clerk to the Board's Office at the Fairfax County Governmental Center, 12000 Governmental Center Parkway, Fairfax, Virginia. Questions regarding the proposed amendments may be directed to the Fairfax County Police Department at 703-246-2344.

Any and all interested persons will be given an opportunity to express their views regarding the issue and to speak in favor of the same or in opposition thereto.

Board Agenda Item
May 19, 2026

ADMINISTRATIVE – 3

Authorization to Advertise a Public Hearing on Amendments to the Code of the County of Fairfax, Chapter 82, Motor Vehicles and Traffic

ISSUE:
Authorization to advertise a public hearing to consider proposed amendments to *Sections 82-1-6, 82-2-7, 82-6-38.1, 82-6-48, 82-8-7, and 82-9-5 of the Code of the County of Fairfax* ("County Code") relating to motor vehicles and traffic.

RECOMMENDATION:
The County Executive recommends that the Board of Supervisors authorize the advertisement of a public hearing on the proposed amendments to Chapter 82.

TIMING:
Board action is requested on May 19, 2026, to provide sufficient time to advertise a public hearing on June 23, 2026, at 4:30 p.m. to consider the adoption of these proposed amendments.

BACKGROUND:
As a housekeeping measure to update *Chapter 82, portions of Sections 82-1-6* (Adoption of state law), *82-2-7* (Traffic light signal violation monitoring system), *82-6-38.1* (Use of a protective helmet while operating a bicycle), *82-6-48* (Other permissible lights), *82-8-7* (Use of accident reports made by investigating officers), and *82-9-5* (Pedestrians not be use highways except when necessary) have been amended to reflect changes made to the Code of Virginia by the 2026 General Assembly. A summary of the changes as a result of the 2026 General Assembly amendments affecting Chapter 82, as well as newly enacted statutes, is provided in Attachments 2 and 4.

EQUITY IMPACT:
None

FISCAL IMPACT:
None.

Board Agenda Item
May 19, 2026

ENCLOSED DOCUMENTS:
Attachment 1 - Proposed Amendments to Chapter 82, Motor Vehicles and Traffic, Article 1 (In General)
Attachment 2 - Summary of 2026 General Assembly Amendments Affecting Chapter 82, Motor Vehicles and Traffic, Article 1 (In General)
Attachment 3 – Proposed Amendment to Chapter 82, Motor Vehicles and Traffic, Article 2 (Signs, Signals and Markers), Article 6 (Equipment), Article 8 (Accidents), and Article 9 (Protection of Pedestrians)
Attachment 4 – Summary of 2026 General Assembly Amendments Affecting Chapter 82, Motor Vehicles and Traffic, Article 2 (Signs, Signals and Markers), Article 6 (Equipment), Article 8 (Accidents), and Article 9 (Protection of Pedestrians).
Attachment 5 – Notice of Public Hearing

STAFF:
Thomas Arnold, Deputy County Executive
Kevin Davis, Chief of Police, Police Department

ASSIGNED COUNSEL:
Kimberly P. Baucom, Deputy County Attorney

ATTACHMENT 1

Proposed Amendments to
Chapter 82, Motor Vehicles and Traffic

Article 1. – In General.

Section 82-1-6. – Adoption of State Law

Pursuant to the authority of Section 46.2-1313 of the Virginia Code, all provisions and requirements of the following sections of the Code of Virginia, as in effect on July 1, ~~2025~~ *2026*, except those provisions and requirements the violation of which constitutes a felony, are hereby incorporated into the Fairfax County Code by reference, effective July 1, ~~2025~~ *2026*.

18.2-266	18.2-269	46.2-203.1
18.2-266.1	18.2-270	*46.2-208*
18.2-267	18.2-270.01	46.2-218
18.2-268.1	*18.2-270.1*	46.2-300
18.2-268.2	*18.2-271*	46.2-301
18.2-268.3	*18.2-271.1*	46.2-301.1
18.2-268.4	18.2-272	46.2-302
18.2-268.5	46.2-100	46.2-329
18.2-268.6	46.2-102	46.2-334.001
18.2-268.7	46.2-104	46.2-341.20:5
18.2-268.8	46.2-108	46.2-341.26:2
18.2-268.9	46.2-109	46.2-341.26:3
18.2-268.10	46.2-110	46.2-341.26:4
18.2-268.11	46.2-111	46.2-341.26:7
18.2-268.12	46.2-112	46.2-341.26:9

46.2-341.27	46.2-684.2	46.2-816
46.2-341.28	46.2-704	46.2-816.1
46.2-345.3	46.2-711	46.2-817
46.2-346	46.2-715	46.2-818.1
46.2-349	46.2-716	*46.2-818.2*
46.2-371	46.2-724	*46.2-818.3*
46.2-373	46.2-730	46.2-819.4
46.2-376	46.2-800	46.2-820
46.2-379	46.2-801	46.2-821
46.2-380	46.2-802	46.2-822
46.2-391.01	46.2-803	46.2-823
46.2-391.2	46.2-804	46.2-824
46.2-391.3	46.2-805	46.2-825
46.2-391.4	46.2-806	46.2-826
46.2-392	46.2-807	46.2-827
46.2-393	46.2-808	46.2-828
46.2-398	46.2-808.1	46.2-828.2
46.2-602.3	46.2-808.2	46.2-829
46.2-612	46.2-808.3	46.2-830
46.2-613	46.2-810	46.2-831
46.2-616	46.2-811	46.2-832
46.2-617	46.2-812	46.2-833
46.2-618	46.2-814	46.2-833.1

46.2-833.2	46.2-858	46.2-878.2
46.2-834	*46.2-859*	46.2-878.3
46.2-835	46.2-860	46.2-879
46.2-836	46.2-861	46.2-880
46.2-837	46.2-861.1	46.2-882
46.2-838	46.2-862	*46.2-882.1*
46.2-839	46.2-863	46.2-883
46.2-841	46.2-864	46.2-884
46.2-842	46.2-865	46.2-885
46.2-842.1	46.2-865.1	46.2-886
*46.2-844**	46.2-866	46.2-887
46.2-845	46.2-868	46.2-888
46.2-846	46.2-868.1	46.2-889
46.2-848	46.2-869	46.2-890
46.2-849	46.2-870	46.2-891
46.2-850	46.2-871	46.2-892
46.2-851	46.2-872	46.2-893
46.2-852	*46.2-873*	46.2-894
46.2-853	46.2-874	46.2-895
46.2-854	46.2-876	46.2-896
46.2-855	46.2-877	46.2-897
46.2-856	46.2-878	46.2-898
46.2-857	46.2-878.1	46.2-899

46.2-900	46.2-926	46.2-1018
46.2-902	46.2-927	46.2-1019
46.2-903	*46.2-928*	46.2-1020
46.2-904	46.2-929	46.2-1021
46.2-904.1	46.2-930	46.2-1022
46.2-905	46.2-932	*46.2-1023*
46.2-906	46.2-936	46.2-1024
46.2-908.1	46.2-937	*46.2-1025*
46.2-909	46.2-940	46.2-1026
46.2-910	46.2-942	46.2-1027
46.2-911.1	46.2-1001.1	46.2-1030
46.2-912	46.2-1001	46.2-1031
46.2-914	46.2-1002	46.2-1032
46.2-915	46.2-1003	46.2-1033
46.2-915.2	46.2-1004	46.2-1034
46.2-918	46.2-1010	46.2-1035
46.2-919	46.2-1011	46.2-1036
46.2-919.1	46.2-1012	46.2-1037
46.2-920	46.2-1013	46.2-1038
46.2-921	46.2-1014	46.2-1039
46.2-922	46.2-1015	46.2-1040
46.2-923	46.2-1016	46.2-1041
46.2-924	46.2-1017	46.2-1043

46.2-1043.1	46.2-1071	46.2-1110
46.2-1044	46.2-1072	46.2-1111
46.2-1047	46.2-1076	46.2-1112
46.2-1049	46.2-1077	46.2-1115
46.2-1050	46.2-1077.01	46.2-1116
46.2-1051.1	46.2-1078	46.2-1118
46.2-1052	46.2-1079	46.2-1120
46.2-1053	46.2-1080	46.2-1121
46.2-1054	46.2-1081	46.2-1130
46.2-1055	46.2-1082	46.2-1137
46.2-1056	46.2-1083	46.2-1150
46.2-1057	46.2-1084	46.2-1151
46.2-1058	46.2-1088	46.2-1154
46.2-1059	46.2-1088.1	46.2-1155
46.2-1060	46.2-1088.2	46.2-1156
46.2-1061	46.2-1088.5	46.2-1157
46.2-1063	46.2-1088.6	46.2-1158
46.2-1064	46.2-1090	46.2-1158.01
46.2-1065	46.2-1091	46.2-1158.02
46.2-1066	46.2-1092	46.2-1158.1
46.2-1067	46.2-1093	46.2-1172
46.2-1068	46.2-1102	46.2-1173
46.2-1070	46.2-1105	46.2-1216

46.2-1218	46.2-1240	46.2-1552
46.2-1219.2	46.2-1242	46.2-1561
46.2-1219.3	46.2-1250	46.2-2910
46.2-1231	46.2-1309	
46.2-1234	46.2-1508.2	

References to "highways of the state" contained in such provisions and requirements hereby adopted shall be deemed to refer to the streets, highways and other public ways within the County. Such provisions and requirements are hereby adopted, mutatis mutandis, and made a part of this chapter as fully as though set forth at length herein; and it shall be unlawful for any person, within the county, to violate or fail, neglect or refuse to comply with any provision of Title 46.2 or Title 18.2-266, 18.2-266.1, 18.2-267, 18.2-268.1 through 18.2-268.12, 18.2-269, 18.2-270, 18.2-270.01, 18.2-270.1, 18.2-271, 18.2-271.1 and 18-2.272 of the *Code of Virginia* which is adopted by this section; provided, that in no event shall the penalty imposed for the violation of any provision or requirement hereby adopted exceed the penalty imposed for a similar offense under Title 46.2 or Title 18.2-266, 18.2-266.1, 18.2-267, 18.2-268.1 through 18.2-268.12, 18.2-269, 18.2-270, 18.2-270.01, 18.2-271, 18.2-270.1, 18.2-271.1 and 18.2-272 of the *Code of Virginia*.

~~* To become effective on July 1, 2026, per 2025 Acts of General Assembly Chapter 652.~~
* To become effective on July 1, 2027, per 2026 Acts of General Assembly Chapter 963.

~~** Certain parts to become effective immediately and others on July 1, 2026, per 2025 Acts of General Assembly Chapters 648 and 652.~~

(20-83-82; 25-84-82; 14-85-82; 16-87-82; 29-88-82; 20-89-82; 30-89-82; 18-90-82; 36-90-82; 23-91-82; 37-91-82; 37-92-82; 46-92-82; 33-93-82; 27-94-82; 17-95-82; 35-95-82; 25-96-82; 41-96-82; 18-97-82; 21-98-82; 20-99-82; 27-00-82; 25-01-82; 24-02-82; 33-02-82; 26-03-82; 25-04-82; 22-05-82; 18-06-82; 21-07-82; 45-08-82; 52-08-82; 41-09-82; 21-10-82; 22-11-82; 13-12-82; 15-12-82; 48-13-82; 27-14-82; 21-15-82; 21-16-82; 11-17-82; 21-18-82; 21-19-82; 10-20-82; 13-21-82; 13-22-82, 32-23-82, 22-24-82; 16-25-82.)

ATTACHMENT 2

SUMMARY OF 2026 GENERAL ASSEMBLY AMENDMENTS AFFECTING CHAPTER 82

The information presented below summarizes changes to Title 18.2 and Title 46.2 of the Code of Virginia, portions of which are adopted by reference into Chapter 82 of the Code of the County of Fairfax.

Be it enacted by the General Assembly of Virginia:

An Act to amend and reenact §§ 18.2-266.1, 18.2-268.3, 18.2-270.1, 18.2-271, 18.2-271.1, 46.2-391.2 of the Code of Virginia, relating to ignition interlocks. Permits a court to issue a restricted license with immediate installation of ignition interlock system for certain offenders charged with driving while intoxicated, refusal of tests, or repeat offender violations.

An Act to amend and reenact §§ 46.2-208 and 46.2-882.1 of the Code of Virginia relating to pedestrian crossing and stop sign violation monitoring systems. Authorizes pedestrian crossing and stop sign violation monitoring systems and establishes procedures for the operation.

An Act to amend and reenact § 46.2-208 of the Code of Virginia and enact § 46.2-1051.1 of the Code of Virginia, relating to noise abatement. Permits the placement and operation of noise abatement monitoring systems in Planning District 8 for a limited time.

An Act to amend and reenact § 46.2-301.1 of the Code of Virginia, relating to administrative impoundment of certain vehicles. Provides that if a lienholder repossesses or removes a vehicle from storage after an administrative impoundment, any money paid by the Commonwealth associated with reasonable impoundment or immobilization fees, shall be made through the state treasury from the appropriation of criminal charges.

An Act to amend and reenact § 46.2-345.3 of the Code of Virginia, relating to identification privilege cards. Extends the validity of identification privilege cards to a period consistent with the validity of driver's license.

An Act to amend and reenact § 46.2-380 of the Code of Virginia, relating to inspection of vehicle crash reports. Permits towing and recovery operators who respond to a public safety request for a vehicle crash to inspect the crash report to obtain the registered owner's identity and insurance information. The operators are prohibited from disseminating the crash report information.

An Act to amend and reenact § 46.2-398 of the Code of Virginia, relating to disposition of surrendered licenses. Permits a court to take custody of a driver's license in any case of deferred disposition where the court orders the suspension of the driver's license.

An Act to amend and reenact § 46.2-818.2 of the Code of Virginia, relating to the use of handheld personal communications devices. Permits the court to order a driver improvement clinic, in lieu of a conviction, for a first violation of the statute.

An Act to enact § 46.2-818.3 of the Code of Virginia, relating to live streaming while driving. Prohibits a driver on the highway from initiating, participating in, or interacting with any real-time audio or video transmission to any social media platform.

An Act to enact § 46.2-833.2 of the Code of Virginia, relating to bicycle signals. Requires persons operating a bicycle or other device lawfully permitted in a bicycle lane or on a shared-use path to obey bicycle signals unless another exception applies.

An Act to amend and reenact § 46.2-882.1 of the Code of Virginia, relating to photo speed monitoring devices. Amends the regulations governing photo speed monitoring devices and establishes specific civil penalties for noncompliance with these requirements. Devices in highway work zones are limited to when workers are present and require the operator to verify that workers are present at the time of violation. Directs the Supreme Court of Virginia to develop a summons for photo speed monitoring devices. Requires a second summons to be mailed if the summoned person fails to appear on the first summons and provides penalties if the person fails to appear after the second summons.

An Act to amend and reenact §§ 46.2-844 and 46.2-882.1 of the Code of Virginia, relating to photo-monitoring systems. Authorizes photo-monitoring systems for traffic signal violations, traffic control device violations, photo speed monitoring in highway work zones, school crossing violations, high risk intersection segment violations, and school bus video-monitoring systems. Requires the completion of a training course for persons authorized to swear to or affirm certificates used in violation enforcement. This Act contains a delayed enactment clause with changes going into effect July 1, 2027.

An Act to amend and reenact § 46.2-859 of the Code of Virginia, relating to passing a stopped school bus. Clarifies that the requirement to stop for a school bus does not apply to drivers on a divided highway separated by a physical barrier or unpaved area. This exception applies even if the barrier or unpaved area is segmented to allow for turns or intersections.

An Act to amend and reenact § 46.2-873 of the Code of Virginia, relating to school crossing zones. Permits a local government to increase from 30 minutes to up to 60 minutes, the period of time before and after regular school hours during which school crossing zones are active under certain circumstances by ordinance.

An Act to amend and reenact §§ 46.2-920 and 46.2-1023 of the Code of Virginia, relating to Department of Military Affairs emergency vehicles. Adds Department of Military Affairs vehicles to the definition of emergency vehicles and permits the vehicles to be equipped with flashing, blinking, or alternating red and white combination warning lights.

An Act to amend and reenact § 46.2-928 of the Code of Virginia, relating to pedestrians. Provides that a pedestrian walking on a roadway must face oncoming traffic, but if walking on a highway with a median barrier or unpaved median and no shoulders, they are permitted to walk along the extreme right side or edge of the roadway, regardless of the direction of traffic they face.

An Act to amend and reenact § 46.2-1025 of the Code of Virginia, relating to the use of green warning lights. Permits certain farm vehicles that display a permanent farm use placard to be equipped with and use green warning lights on or along the highway.

An Act to amend and reenact § 46.2-1025 of the Code of Virginia, relating to the use of amber and green warning lights. Requires snow plows and vehicles equipped with truck-mounted attenuators on or along public highways to use either (1) flashing, blinking, or alternative amber warning lights or (2) alternating amber and green warning lights when performing the functions that qualify them to be equipped with such lights.

An Act to amend and reenact § 46.2-1052 of the Code of Virginia, relating to films on windshields. Permits the installation of clear windshield film, provided that the film complies with listed standards.

An Act to amend and reenact § 46.2-1063 of the Code of Virginia, relating to alteration of vehicle suspension system and bumper heights. Permits a court to dismiss a summons for offenses related to altering the suspension system or bumper heights of vehicles when proof of compliance is provided to the court.

ATTACHMENT 3

Proposed Amendments to
Chapter 82, Motor Vehicles and Traffic

Article 2. – Signs, Signals and Markers.

Section 82-2-7. Traffic light signal violation monitoring systems; enforcement; and penalty.

(a) In accordance with *Code of Virginia,* § ~~46.2-833.01~~ *15.2-968.1*, the Board of Supervisors of Fairfax County, Virginia, hereby establishes a ~~demonstration~~ *traffic signal enforcement* program imposing monetary liability on the operator of any motor vehicle who fails to comply with ~~a steady red~~ traffic light signal*s* as required by Virginia law. In order to implement this demonstration program, the County Executive shall cause traffic light signal violation monitoring systems to be installed and operated at no more than ~~twenty-five~~*ten* intersections within the County at any one time.

(b) The operator of a vehicle shall be liable for a monetary penalty imposed pursuant to subsection (f) of this section if such vehicle is found, as evidenced by information obtained from a traffic light signal violation monitoring system, to have failed to comply with a ~~red~~ traffic light signal within the County.

(c) Proof of an operator's failure to comply with a red traffic light signal shall be evidenced by information obtained from a traffic light signal violation monitoring system authorized pursuant to ~~this section~~*Code of Virginia § 15.2-968.1*. A certificate, sworn to or affirmed by a *law enforcement officer, retired law enforcement officer, registered special conservator of the peace, or* technician employed by the County *who has completed a training course pursuant to Code of Virginia, § 9.1-102*, or a facsimile thereof, based upon inspection of photographs, microphotographs, videotape, or other recorded images produced by a traffic light signal violation monitoring system, shall be prima facie evidence of the facts contained therein. Any photographs, microphotographs, videotape, or other recorded images evidencing such a violation shall be available for inspection in any proceeding to adjudicate the liability for such violation.

(d) In the prosecution of an offense established under this section, prima facie evidence that the vehicle described in the summons issued pursuant to this section was operated in violation of Virginia law, together with proof that the defendant was at the time of such violation the owner, lessee, or renter of the vehicle, shall constitute in evidence a rebuttable presumption that such owner, lessee, or renter of the vehicle was the person who committed the violation. Such presumption shall be rebutted if the owner, lessee, or renter of the vehicle (i) files an affidavit by regular mail with the clerk of the general district court that he or she was not the operator of the vehicle at the time of the alleged violation

or (ii) testifies in open court under oath that he or she was not the operator of the vehicle at the time of the alleged violation. Such presumption shall also be rebutted if a certified copy of a police report, showing that the vehicle had been reported to the police as stolen prior to the time of the alleged violation, is presented, prior to the return date established on the summons issued pursuant to this section, to the court adjudicating the alleged violation.

(e) For the purposes of this section, the following words and phrases shall have the following meanings:

"Owner" means the registered owner of such vehicle on record with the Department of Motor Vehicles.

"Traffic light signal violation monitoring system" means a vehicle sensor installed to work in conjunction with a traffic light that automatically produces two or more photographs, two or more microphotographs, a videotape or other recorded images of each vehicle at the time it is used or operated in violation of Virginia law.

(f) Imposition of a penalty pursuant to this section shall not be deemed a conviction as an operator and shall not be made part of the operating record of the person upon whom such liability is imposed nor shall it be used for insurance purposes in the provision of motor vehicle insurance coverage. The monetary penalty imposed under this section shall be fifty dollars and shall not include court costs.

(g) A summons for a violation of a red traffic light signal may be executed pursuant to *Code of Virginia,* § 19.2-76.2. Notwithstanding the provisions of *Code of Virginia,* § 19.2-76, a summons may be executed by mailing by first-class mail a copy thereof to the address of the owner, lessee, or renter of the vehicle as shown, in the case of vehicle owners, in the records of the Department of Motor Vehicles or, in the case of vehicle lessees or renters, in the records of the lessor or renter. Every such mailing shall include, in addition to the summons, a notice of (i) the summoned person's ability to rebut the presumption that he was the operator of the vehicle at the time of the alleged violation through the filing of an affidavit as provided in subsection (d) of this section and (ii) instructions for filing such affidavit, including the address to which the affidavit is to be sent. If the summoned person fails to appear on the date of return set out in the summons mailed pursuant to this section, the summons shall be executed in the manner set out in *Code of Virginia,* § 19.2-76.3. No proceedings for contempt or arrest of a person summoned by mailing shall be instituted for failure to appear on the return date of the summons. (4-99-82; 27-99-82.)

Article 6. – Equipment.

Section 82-6-38.1. Use of a protective helmet while operating a bicycle.

Any person under the age of fifteen years of age shall wear a protective helmet that at least meets the Consumer Product Safety Commission Standard while riding or being carried on a bicycle*, a motorized skateboard or scooter, or an electric power-assisted bicycle* on any highway, sidewalk, or public bicycle path. The term "highway" has the meaning set forth in *Virginia Code,* § 46.2-100. Any person who violates this section shall be punishable by a fine of twenty-five dollars. However, such a fine shall be suspended for first-time violators and for violators who, subsequent to the violation but prior to imposition of the fine, purchase helmets of the type required by this section.

A violation of this section shall not constitute negligence, assumption of risk, be considered in mitigation of damages of whatever nature, be admissible in evidence, or be the subject of comment by counsel in any action for the recovery of damages arising out of operation of any bicycle*, a motorized skateboard or scooter, or an electric power-assisted bicycle,* nor shall anything in this section change any existing law, rule, or procedure pertaining to any civil action. (18-95-82, § 1; 21-16-82.)

Section 82-6-48. Other permissible lights; police and fire-fighting vehicles; emergency vehicles. [139]

(a) Any motor vehicle may be equipped with not to exceed two (2) fog lamps, one (1) passing lamp, one (1) driving lamp, two (2) side lamps or not more than six (6) candlepower; interior light of not more than fifteen (15) candlepower; vacant or destination signs on vehicles operated as public carriers and signal lamps.

(b) Only those vehicles listed pursuant to Virginia Code § 46.2-920 and in paragraph (d) of this Section and school buses may be equipped with flashing, blinking or alternating red emergency lights of a type approved by the Superintendent.

(c) Vehicles used for the principal purpose of towing or servicing disabled vehicles or in constructing, maintaining and repairing highways or utilities on or along public highways; vehicles used for the principal purpose of removing hazardous or polluting substances from State waters and drainage areas on or along public highways for use only when performing such duties; and hi-rail vehicles may be equipped with flashing, blinking or alternating amber warning lights of a type approved by the Superintendent, but such lights on hi-rail vehicles shall be activated only when such vehicles are operated on railroad rails; provided however, that vehicles used by individuals for emergency snow removal

purposes shall also be allowed to use such amber warning lights during such snow removal operation.

(d) High-intensity amber lights as prescribed by the Superintendent shall be required to be used by any vehicle which is engaged in the towing of a manufactured housing unit and shall also be required on the upper rear end of such unit being towed.

(e) A member of any fire department, volunteer fire company or volunteer rescue squad may equip one (1) vehicle owned by him with no more than four (4) flashing or steady-burning red or red and white combination lights of a type approved by the Superintendent, for use by him only in answering emergency calls.

(f) Any person violating the provisions of this Section shall be guilty of a misdemeanor.

(g) Blue lights, steady or flashing, of a type approved by the Superintendent shall be reserved for civil defense vehicles, publicly or privately owned.

(h) *Snow plows used for clearing or removing snow on or along public highways and vehicles equipped with truck-mounted attenuators that are used in constructing, maintaining, and repairing highways or utilities on or along public highways may be equipped with and use either (i) flashing, blinking, or alternating approved amber warning lights of types approved by the Superintendent or (ii) alternating approved amber and green warning lights of types approved by the Superintendent. If a vehicle is equipped with multiple warning lights authorized pursuant to this subsection, such lights must be used synchronously with each other. Such warning lights shall be lit only when performing the functions that qualify them to be equipped with such lights.*

(i) Vehicles displaying a permanent farm use placard pursuant to Virginia Code § 46.2-684.2, farm vehicles, farm tractors, and farm utility vehicles operating on or along a highway may be equipped with and use approved green warning lights. Such lights shall only be activated while the vehicle is operating on or along a highway.

(j) No motor vehicle shall be operated on any highway which is equipped with any lighting device other than lamps required or permitted in this Article or required or approved by the Superintendent or required by the Federal Department of Transportation. (3-13-63; 1-11-67; 1961 Code, § 16-183; 37-76-82; 9-78-82; 34-78-82; 22-24-82.)

Footnotes:
*--- (**139**) ---*
131. For similar state law, see Va. Code Ann., §§ 46.2-1021—46.2-1027.

Article 8. – Accidents.

Section 82-8-7. Use of accident reports made by investigating officers.[167]

(a) All accident reports made by investigating officers shall be for the confidential use of the Police Department and other County or State agencies for accident prevention purposes and shall not be used as evidence in any trial, civil or criminal, arising out of any accident. The Police Department shall disclose from the reports, upon request of any person, the date, time and location of the accident and the names and addresses of the drivers, the owners of the vehicles involved, the injured persons, the witnesses and one investigating officer.

(b) Any report of an accident made pursuant to Section 82-8-5, including photographs taken by the investigating police officers, shall be open to the inspection of any person involved or injured in the accident or his attorney; provided further, that the Police Department shall, upon written request of any such person or attorney or any authorized representative of any insurance carrier reasonably anticipating exposure to civil liability as a consequence of the accident, furnish a copy of the reports and photographs at the expense of such person, attorney, or representative. *Additionally, any report made per Code of Virginia § 46.2-373 shall be open to the inspection of any towing and recovery operator that responded to a public safety towing request for the removal of any vehicle involved in the crash for the sole purpose of obtaining registered owner information and insurance information for any such vehicle. Any such crash report received by a towing and recovery operator that responded to a public safety towing request for removal of any vehicle involved in such crash shall not be disseminated to any other party.* (3-13-63; 1961 Code, § 16-219; 37-76-82.)

Footnotes:
--- (167) ---
159. For similar state law, see Va. Code Ann., §§ 46.2-379, 46.2-380.

Article 9. – Protection of Pedestrians.

Section 82-9-5. Pedestrians not to use highways except when necessary; keeping to left; soliciting rides.[172]

(a) Pedestrians shall not use the highways or streets, other than the sidewalk thereof, for travel, except when necessary to do so because of the absence of sidewalks, reasonably suitable and passable for their use, in which case, if they walk upon the hard surface, or the main-travelled portion of the roadway, they shall keep to the extreme left side or edge thereof, or where the shoulders of the highways are of sufficient width to permit, they may walk on either shoulder thereof. *Pedestrians walking on a roadway shall face oncoming traffic. However, when walking on the roadway that is part of a highway divided by a physical barrier or barriers, or an unpaved area, and when there are no shoulders of the highway present, pedestrians may keep to the extreme right side or edge of the roadway, regardless of the direction of traffic they face.*

(b) Pedestrians shall not stand or stop in any roadway or street for the purpose of soliciting a ride, employment or business. (3-13-63; 1961 Code, § 16-225.)

Footnotes:
--- (172) ---
164. For similar state law, see Va. Code Ann., § 46.2-928.

ATTACHMENT 4

SUMMARY OF 2025 AMENDMENTS AND REPEAL AFFECTING CHAPTER 82

The information presented below summarizes changes to Title 46.2 of the *Code of Virginia*, portions of which are adopted by reference into Chapter 82 of the *Code of the County of Fairfax*.

Section 82-2-7 of the Traffic Code of Fairfax County, Virginia, related to traffic light signal violation monitoring systems, § 46.2-844 of the Code of Virginia. Requires a law enforcement officer, retired law enforcement officer, registered special conservator of the peace, or technician employed by the County to complete a training course pursuant to § 9.1-102 of the Code of Virginia, in order to swear to or affirm a traffic light signal violation.

Section 82-6-38.1 of the Traffic Code of Fairfax County, Virginia, related to use of a protective helmet, § 46.2-906.1 of the Code of Virginia. Requires persons under the age of fifteen to wear a protective helmet while riding or being carried on a motorized skateboard or scooter, or an electric power-assisted bicycle on the highway, sidewalk, or public bicycle path. A violation shall not be used in any action for the recovery of damages arising out of operation of any covered device.

Section 82-6-48 of the Traffic Code of Fairfax County, Virginia, related to permissible amber and green warning lights, § 46.2-1025 of the Code of Virginia. Allows the use of amber or amber and green warning lights on snow plows and vehicles equipped with truck-mounted attenuators when performing the functions that qualify them to be equipped with such lights on or along public highways. Additionally, it allows certain farm vehicles to be equipped with and use green warning lights while operating on or along a highway.

Section 82-8-7 of the Traffic Code of Fairfax County, Virginia, related to inspection of crash reports, § 46.2-380 of the Code of Virginia. Authorizes a towing and recovery operator that responded to a public safety towing request to inspect the crash report solely for the purpose of obtaining registered owner information and insurance information. The towing and recovery operator shall not disseminate the crash report to any other party.

Section 82-9-5 of the Traffic Code of Fairfax County, Virginia, related to protection of pedestrians, § 46.2-928 of the Code of Virginia. Pedestrians walking on a roadway are required to face oncoming traffic. However, when a highway is divided by barriers or an unpaved area and there are no shoulders, the pedestrian may keep to the right side or edge of the roadway, regardless of the direction of traffic they face.

ATTACHMENT 5

NOTICE OF A PUBLIC HEARING TO AMEND THE CODE OF THE COUNTY OF FAIRFAX, CHAPTER 82, MOTOR VEHICLES AND TRAFFIC.

Notice is hereby given pursuant to the provisions of Section 15.2-1427 of the *Code of Virginia*, as amended, that at a meeting of the Fairfax County Board of Supervisors to be held in the Board Auditorium in the Governmental Center, Fairfax, Virginia, on

Tuesday
June 23, 2026
4:30 p.m.

the said Board will hold a PUBLIC HEARING to receive citizen input on the proposed amendments to the *Code of the County of Fairfax,* Chapter 82, Motor Vehicles and Traffic. The proposed amendments incorporate provisions and requirements of the Code of Virginia into the Fairfax County Code.

The entire chapter and the proposed amendments may be viewed at the Clerk to the Board's Office at the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia. Questions regarding the proposed amendments may be directed to the Fairfax County Police Department at 703-246-2344.

Any and all interested persons will be given an opportunity to express their views regarding the issue and to speak in favor of the same or in opposition thereto.

Board Agenda Item
May 19, 2026

ADMINISTRATIVE – 4

Approval of a "Watch for Children" Sign as Part of the Residential Traffic Administration Program – Crowell Road (Hunter Mill District)

ISSUE:
Board endorsement of a "Watch for Children" sign as part of the Residential Traffic Administration Program (RTAP).

RECOMMENDATION:
The County Executive recommends approval for the installation of the following:

- One "Watch for Children" sign on Crowell Road (Hunter Mill District)

In addition, the County Executive recommends that the Fairfax County Department of Transportation (FCDOT) be requested to schedule the installation of the approved "Watch for Children" sign as soon as possible.

TIMING:
Board action is requested on May 19, 2026, to help facilitate prompt installation of the proposed signage.

BACKGROUND:
RTAP allows for the installation of one or more "Watch for Children" signs at the primary entrance to residential neighborhoods, or at a location with an extremely high concentration of children relative to the area, such as playgrounds, day care centers, or community centers. FCDOT reviews each request to ensure the proposed sign(s) will be effectively located and will not conflict with any other traffic control devices.

On April 6, 2026, FCDOT received verification from the Hunter Mill District Supervisor's Office confirming community support for one "Watch for Children" sign on Crowell Road.

EQUITY IMPACT:
None.

Board Agenda Item
May 19, 2026

FISCAL IMPACT:
Funding in the amount of $300 is available in Fund 300-C30050, Project 2G25-076-000, Traffic Calming Program.

ENCLOSED DOCUMENTS:
None.

STAFF:
Jennifer Miller, Deputy County Executive
Gregg Steverson, Director, Fairfax County Department of Transportation (FCDOT)
Martha Elena Coello, Deputy Director, FCDOT
Eric Teitelman, Chief, Active Transportation, Capital Projects and Traffic Engineering Division, FCDOT
Neil Freschman, Chief, Traffic Engineering Section, FCDOT
Steven K. Knudsen, Transportation Planner, Traffic Engineering Section, FCDOT
Nicole Machacuay, Transportation Planner, Traffic Engineering Section, FCDOT
Ryan O'Carroll, Transportation Planner, Traffic Engineering Section, FCDOT
Grace Vaughn, Planning Technician, Traffic Engineering Section, FCDOT

Board Agenda Item
May 19, 2026

ADMINISTRATIVE – 5

Supplemental Appropriation Resolution AS 26197 for the Fairfax-Falls Church Community Services Board to Accept Grant Funding from the U.S. Department of Health and Human Services, Health Resources and Services Administration, for the Community Project Funding Request Included in the Consolidated Appropriations Act, 2023

ISSUE:
Board of Supervisors approval of Supplemental Appropriation Resolution AS 26197 for the Fairfax-Falls Church Community Services Board (CSB) to accept grant funding totaling $1,700,000 from the U.S. Department of Health and Human Services, Health Resources and Services Administration (HRSA), for funding received for the community project funding request included in the Consolidated Appropriations Act, 2023. This award was part of the County's community project funding requests coordinated through Government Relations and submitted to the County's Congressional offices. No Local Cash Match is required. When grant funding expires, the County is under no obligation to continue funding. CSB received funding for the following project:

1. Community Project Funding/Congressionally Directed Spending - Construction - $1,700,000
   The grant funded through the Notice of Agreement (Attachment 1) will be used to support planning and design activities, including architectural and engineering services, for the development of a Youth Crisis Facility located at 4211 Walney Road in Chantilly (Tim Harmon Campus).

RECOMMENDATION:
The County Executive recommends that the Board of Supervisors approve Supplemental Appropriation Resolution AS 26197 from HRSA in the amount of $1,700,000 supporting a CSB project that was funded through the Consolidated Appropriations Act, 2023. No Local Cash Match is required.

TIMING:
Board approval is requested on May 19, 2026.

BACKGROUND:
As the Board may recall, the 117th Congress reinstated the practice of authorizing direct funding of specific projects, previously known as "earmarks" and now referred to as "community project funding requests" (CPFRs), after nearly a decade-long ban on the practice. The County developed a list of 17 CPFRs for submission to the County's Congressional offices as part of the 118th Congress. The selected projects had to meet the following criteria:

- Projects had to be eligible for federal funding from accounts available for community funding projects;

- Projects had to be previously approved by the Board, required for the County to comply with federal or state mandates, or to carry out Board priorities; and

- Projects had to meet all federal requirements for individual funding accounts, including the amount of funding available, types of projects eligible, project readiness, and requirements for community support of projects.

The Board was notified on December 22, 2022, through the "Update on FY 2023 Congressionally Directed Spending" email the Legislative Director, that the Consolidated Appropriations Act, 2023 was passed in December 2022 and included funding for nine of the 17 County CPFR projects submitted for Congressional consideration. In addition, a project submitted by the Northern Virginia Transportation Commission that directly impacts Fairfax County but is not part of this Supplemental Appropriation Resolution was approved.

Each CPFR is being administered by the appropriate federal agency, and each project requested by the County will be separately accounted for in Fund 50000, Federal-State Grant Fund. There is no set timeframe for when each federal agency will release the funding; however, as funding is released, a Board item will be submitted to formally appropriate the funding.

HRSA has released the funding for the following CSB project.

1. Community Project Funding/Congressionally Directed Spending - Construction - $1,700,000
   CSB will use the funds to support the planning and design phase of a Youth Crisis Facility project, including architectural and engineering design, project programming, and associated pre-construction activities. The facility will be located at 4211 Walney Road in Chantilly (Tim Harmon Campus) and is part of a larger capital project currently estimated at approximately $29 million, with design costs estimated at approximately $3 million. Federal funding will be used to

support allowable design-phase expenditures, with drawdowns anticipated to begin in May 2026 in alignment with invoicing from contracted architectural and engineering firms.

EQUITY IMPACT:
The Youth Crisis Facility will increase capacity and expand access to crisis stabilization services for youth across Fairfax County and Virginia Department of Behavioral Health and Developmental Services Region 2, including underserved and vulnerable populations. Region 2 consists of the following Community Services Boards: City of Alexandria, Arlington County, Fairfax-Falls Church, Loudoun County, and Prince William County.

FISCAL IMPACT:
Funding in the amount of $1,700,000 from HRSA has been received for a community funding project to CSB, which was included in the Consolidated Appropriations Act, 2023. No Local Cash Match is required. Indirect cost recovery is not allowed. This action does not increase the expenditure level in the Federal-State Grant Fund, as funds are held in reserve for unanticipated grant awards in FY 2026.

CREATION OF NEW POSITIONS:
There are no new grant positions associated with this award.

ENCLOSED DOCUMENTS:
Attachment 1: Notice of Award – 6 CE1HS52509-01-05
Attachment 2: Supplemental Appropriation Resolution AS 26197

STAFF:
Christopher Leonard, Deputy County Executive
Barbara Wadley-Young, Acting Executive Director, Fairfax-Falls Church Community Services Board (CSB)
Sebastian Tezna, Division Director, Northern Virginia Regional Projects Office, CSB

Department of Health and Human Services
Health Resources and Services Administration

Notice of Award
FAIN# CE152509
Federal Award Date: 04/14/2026

Recipient Information

1. Recipient Name
COUNTY OF FAIRFAX, VIRGINIA
12011 Government Center Parkway
Fairfax, VA 22035-1100

2. Congressional District of Recipient
11

3. Payment System Identifier (ID)
1540787833A2

4. Employer Identification Number (EIN)
540787833

5. Data Universal Numbering System (DUNS)
074837626

6. Recipient's Unique Entity Identifier
W2ZUFMBDM378

7. Project Director or Principal Investigator
Elizabeth McCartney
elizabeth.mccartney@fairfaxcounty.gov
(571)363-7056

8. Authorized Official
Barbara WadleyYoung
barbara.wadley-young@fairfaxcounty.gov
(571)396-2233

Federal Agency Information

9. Awarding Agency Contact Information
Travis J Wright
Grants Management Specialist
Office of Federal Assistance Management (OFAM)
Division of Grants Management Office (DGMO)
twright@hrsa.gov
(301) 443-0676

10. Program Official Contact Information
Olatokunbo Akinfe-Oluwo
Health Systems Bureau (HSB)
OAkinfe-oluwo@hrsa.gov
(301) 443-1520

Federal Award Information

11. Award Number
6 CE1HS52509-01-06

12. Unique Federal Award Identification Number (FAIN)
CE152509

13. Statutory Authority
Consolidated Appropriations Act, 2023 (PL 117-328)

14. Federal Award Project Title
Community Project Funding/Congressionally Directed Spending - Construction

15. Assistance Listing Number
93.493

16. Assistance Listing Program Title
Congressional Directives

17. Award Action Type
Administrative

18. Is the Award R&D?
No

Summary Federal Award Financial Information

19. Budget Period Start Date 09/30/2023 - End Date 09/29/2026	
20. Total Amount of Federal Funds Obligated by this Action	$0.00
20a. Direct Cost Amount	
20b. Indirect Cost Amount	$0.00
21. Authorized Carryover	$0.00
22. Offset	$0.00
23. Total Amount of Federal Funds Obligated this budget period	$1,700,000.00
24. Total Approved Cost Sharing or Matching, where applicable	$6,395,238.00
25. Total Federal and Non-Federal Approved this Budget Period	$8,095,238.00
26. Project Period Start Date 09/30/2023 - End Date 09/29/2026	
27. Total Amount of the Federal Award including Approved Cost Sharing or Matching this Project Period	$8,095,238.00

28. Authorized Treatment of Program Income
Addition

29. Grants Management Officer – Signature
Travis Wright on 04/14/2026

30. Remarks

A printer version document only. The document may contain some accessibility challenges for the screen reader users. To access same information, a fully 508 compliant accessible HTML version is available on the HRSA Electronic Handbooks. If you need more information, please contact HRSA contact center at 877-464-4772, 8 am to 8 pm ET, weekdays.

HRSA
Health Resources & Services Administration

Notice of Award
Award Number: 6 CE1HS52509-01-06
Federal Award Date: 04/14/2026

Health Systems Bureau (HSB)

31. APPROVED BUDGET: (Excludes Direct Assistance)

[ ] Grant Funds Only

[X] Total project costs including grant funds and all other financial participation

a. Salaries and Wages:	$0.00
b. Fringe Benefits:	$0.00
c. Total Personnel Costs:	$0.00
d. Consultant Costs:	$0.00
e. Equipment:	$0.00
f. Supplies:	$0.00
g. Travel:	$0.00
h. Construction/Alteration and Renovation:	$0.00
i. Other:	$0.00
j. Consortium/Contractual Costs:	$0.00
k. Trainee Related Expenses:	$0.00
l. Trainee Stipends:	$0.00
m. Trainee Tuition and Fees:	$0.00
n. Trainee Travel:	$0.00
o. TOTAL DIRECT COSTS:	$8,095,238.00
p. INDIRECT COSTS (Rate: % of S&W/TADC):	$0.00
i. Indirect Cost Federal Share:	$0.00
ii. Indirect Cost Non-Federal Share:	$0.00
q. TOTAL APPROVED BUDGET:	$8,095,238.00
i. Less Non-Federal Share:	$6,395,238.00
ii. Federal Share:	$1,700,000.00

32. AWARD COMPUTATION FOR FINANCIAL ASSISTANCE:

a. Authorized Financial Assistance This Period	**$1,700,000.00**
b. Less Unobligated Balance from Prior Budget Periods	
i. Additional Authority	$0.00
ii. Offset	$0.00
c. Unawarded Balance of Current Year's Funds	$0.00
d. Less Cumulative Prior Award(s) This Budget Period	$1,700,000.00
e. AMOUNT OF FINANCIAL ASSISTANCE THIS ACTION	**$0.00**

33. RECOMMENDED FUTURE SUPPORT:
(Subject to the availability of funds and satisfactory progress of project)

YEAR	TOTAL COSTS
Not applicable	

34. APPROVED DIRECT ASSISTANCE BUDGET: (In lieu of cash)

a. Amount of Direct Assistance	$0.00
b. Less Unawarded Balance of Current Year's Funds	$0.00
c. Less Cumulative Prior Award(s) This Budget Period	$0.00
d. AMOUNT OF DIRECT ASSISTANCE THIS ACTION	**$0.00**

35. FORMER GRANT NUMBER

36. OBJECT CLASS
41.11

37. BHCMIS#

38. THIS AWARD IS BASED ON THE APPLICATION APPROVED BY HRSA FOR THE PROJECT NAMED IN ITEM 14. FEDERAL AWARD PROJECT TITLE AND IS SUBJECT TO THE TERMS AND CONDITIONS INCORPORATED EITHER DIRECTLY OR BY REFERENCE AS:
a. The program authorizing statue and program regulation cited in this Notice of Award; b. Conditions on activities and expenditures of funds in certain other applicable statutory requirements, such as those included in appropriations restrictions applicable to HRSA funds; c. 45 CFR Part 75; d. National Policy Requirements and all other requirements described in the HHS Grants Policy Statement; e. Federal Award Performance Goals; and f. The Terms and Conditions cited in this Notice of Award. In the event there are conflicting or otherwise inconsistent policies applicable to the award, the above order of precedence shall prevail. Recipients indicate acceptance of the award, and terms and conditions by obtaining funds from the payment system.

39. ACCOUNTING CLASSIFICATION CODES

FY-CAN	CFDA	DOCUMENT NUMBER	AMT. FIN. ASST.	AMT. DIR. ASST.	SUB PROGRAM CODE	SUB ACCOUNT CODE
23 - 370CONS	93.493	23CE1HS52509	$0.00	$0.00	N/A	23CE1HS52509

HRSA Electronic Handbooks (EHBs) Registration Requirements

The Project Director of the grant (listed on this NoA) and the Authorizing Official of the grantee organization are required to register (if not already registered) within HRSA's Electronic Handbooks (EHBs). Registration within HRSA EHBs is required only once for each user for each organization they represent. To complete the registration quickly and efficiently we recommend that you note the 10-digit grant number from box 4b of this NoA. After you have completed the initial registration steps (i.e.,created an individual account and associated it with the correct grantee organization record), be sure to add this grant to your portfolio. This registration in HRSA EHBs is required for submission of noncompeting continuation applications. In addition, you can also use HRSA EHBs to perform other activities such as updating addresses, updating email addresses and submitting certain deliverables electronically. Visit https://grants3.hrsa.gov/2010/WebEPSExternal/Interface/common/accesscontrol/login.aspx to use the system. Additional help is available online and/or from the HRSA Call Center at 877-Go4-HRSA/877-464-4772.

Terms and Conditions

Failure to comply with the remarks, terms, conditions, or reporting requirements may result in a draw down restriction being placed on your Payment Management System account or denial of future funding.

Grant Specific Term(s)

1. This revision is issued to update the Authorized Official, in accordance with your official email request.

All prior terms and conditions remain in effect unless specifically removed.

Contacts

NoA Email Address(es):

Name	Role	Email
Barbara Wadleyyoung	Authorizing Official	barbara.wadley-young@fairfaxcounty.gov
Elizabeth Mccartney	Point of Contact	elizabeth.mccartney@fairfaxcounty.gov
Elizabeth Mccartney	Program Director	elizabeth.mccartney@fairfaxcounty.gov

Note: NoA emailed to these address(es)

All submissions in response to conditions and reporting requirements (with the exception of the FFR) must be submitted via EHBs. Submissions for Federal Financial Reports (FFR) must be completed in the Payment Management System (https://pms.psc.gov/).

SUPPLEMENTAL APPROPRIATION RESOLUTION AS 26197

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at 12000 Government Center Parkway, Fairfax, Virginia, on May 19, 2026, at which a quorum was present and voting, the following resolution was adopted:

BE IT RESOLVED by the Board of Supervisors of Fairfax County, Virginia, that in addition to appropriations made previously for FY 2026, the following supplemental appropriation is authorized, and the Fiscal Planning Resolution is amended accordingly:

Appropriate to:

Fund:	500-C50000, Federal-State Grant Fund	
Agency:	G76, Fairfax-Falls Church Community Services Board	
Grants:	1760121-2023, Community Project Funding/Congressionally Directed Spending – Construction	$1,700,000

Reduce Appropriation to:

Agency:	G8787, Unclassified Administrative Expenses	$1,700,000
Fund:	500-C50000, Federal-State Grant Fund	

Source of Funds: U.S. Department of Health and Human Services, Health Resources and Services Administration, $1,700,000

A Copy - Teste:

_____

Jill G. Cooper
Clerk for the Board of Supervisors

Board Agenda Item
May 19, 2026

ADMINISTRATIVE – 6

Authorization for the Department of Public Safety Communications to Apply for Grant Funding from the United States Department of Transportation's FY 2026 Safe Streets and Roads for All Grant Program

ISSUE:
Board of Supervisors authorization is requested for the Department of Public Safety Communications (DPSC) to apply for grant funding from the United States Department of Transportation's (USDOT's) FY 2026 Safe Streets and Roads for All (SS4A) Grant Program. DPSC plans to apply for $10,094,219 in funding, including a required 20 percent ($2,018,844) Local Cash Match. The funding will be used to pilot a Northern Virginia Regional Incident Response and Post-Crash Care System that integrates multiple sources of data and leverages Advanced Automatic Collision Notification (AACN) data from vehicles, Drone-as-First-Responder (DAFR) technology, Artificial Intelligence (AI)-powered hazard detection, enhanced regional GIS mapping, and a resilient alternate communications center. The pilot's objective is to dramatically reduce emergency response times, secondary crashes, and killed-or-seriously-injured (KSI) incidents on the High-Injury Network (HIN) while advancing equity-focused data analysis and the USDOT Safe System Approach across the National Capital Region (NCR). The Local Cash Match of $2,018,844 has not been specifically identified in either DPSC or the Federal-State Grant fund. If the County is awarded funding, then resources will need to be identified, and staff will submit another item to accept the award. If, however, no County resources are identified, the County may elect to decline the award.

RECOMMENDATION:
The County Executive recommends that the Board authorize the DPSC to apply for grant funding from USDOT in the amount of $10,094,219 for the SS4A Grant Program. The required 20 percent Local Cash Match of $2,018,844 will need to be identified if funding is awarded or the County may elect to decline the award.

TIMING:
Board approval is requested on May 19, 2026, due to an application deadline of May 26, 2026.

BACKGROUND:
This DPSC-led collaborative project brings together Fairfax County agencies, including Fire and Rescue, Police, Health Department, and Transportation (FCDOT), along with regional partners across the NCR to dramatically improve incident response and post-crash care on the HIN. By automatically integrating AACN data into 911 Computer-Aided Dispatch (CAD) systems, launching DAFR units, deploying AI-powered hazard detection, upgrading regional Geographic Information System (GIS) mapping, and building a resilient alternate communications center, the project will decrease detection-to-dispatch times from four to six minutes to under two minutes, reduce secondary crashes by an estimated 15 to 20 percent, and deliver faster, more accurate post-crash care.

These targeted improvements directly advance the SS4A program's core priorities of enhanced post-crash care, proactive safety infrastructure, and the USDOT Safe System Approach, while producing measurable reductions in fatalities and serious injuries. The effort will generate robust data for ongoing updates to Fairfax County's Comprehensive Safety Action Plan (CSAP) and create a scalable model that can be replicated across the region for the benefit of all road users, including pedestrians, cyclists, and motorists.

Over the past two years, DPSC has demonstrated strong success in securing external funding, with more than $2 million awarded through competitive grant programs to advance 9-1-1.

Project Component Summaries

Faster Crash Detection and Dramatically Improved Post-Crash Care
The project will automatically deliver AACN data from vehicles (e.g., OnStar) directly into 911 CAD systems, enabling real-time crash alerts with severity, occupant count, and injury likelihood information. This will reduce 911 emergency detection-to-dispatch times from four to six minutes to under two minutes and allow more accurate Emergency Medical Services (EMS) triage. This aspect will focus on high injury accidents, rescues, entrapments, accidents with fire involved, incidents involving pedestrians and cyclists, etc. The expected result is fewer KSI victims in HIN corridors and stronger alignment with the USDOT Safe System Approach post-crash care priorities.

Quicker Situational Awareness and Reduced Secondary Crashes
Additional integration of the improved detection with Fairfax County's DAFR units to launch automatically, due to faster notifications from AACN data, likely within minutes of an incident, providing live video feeds to dispatchers and first responders will result in faster scene assessment, improved responder safety, and lane-clearance decisions. Drone weather monitoring will add real-time aerial views of flooding, downed trees, and

electrical hazards. These capabilities will reduce secondary crash risk by an estimated 15 to 20 percent on HIN corridors.

Proactive Hazard and Congestion Warnings for Safer Streets

AI analysis of existing traffic safety cameras and incoming 911 calls will deliver real-time highway hazard and incident notifications — including weather-related flooding, downed trees, and electrical hazards from downed wires — allowing jurisdictions and the public to be warned of potential congested areas before backups form. Improved weather-pattern analysis will predict when roads may become impassable, enabling decision-making that reduces fatalities. This will prevent avoidable crashes and improve overall roadway safety for all users.

Enhanced Regional Geographic Information System Mapping for Data-Driven Traffic Safety Leadership

A unified NCR-wide GIS platform with 3D/Z-axis elevation and improved routable road network data will provide first responders more accurate routing, enable faster delivery of post-crash care, and collect better demographic data for the Health Department's Injury Tracking systems and Safe Routes to Schools information. The intent is to integrate data in a more comprehensive shared environment within the County using the existing Peregrine data sharing environment to enhance shared decision-making tools and data for County and regional leadership. The pilot would more effectively analyze data sources such as Virginia Department of Transportation (VDOT) Traffic Records Electronic Data System (TREDS), Fire and Rescue demographic data, Virginia State Police (VSP), FCDOT, and other Health Department sources to better gain near real-time visibility into HIN trends, incidents, and weather impacts across Northern Virginia. This will enable better coordination, more effective safety investments, better patient outcomes, and data-driven updates to the Fairfax County CSAP.

Resilient Regional Communications During Major Incidents or Weather Events

The project will retrofit space within an existing facility into a fully equipped regional alternate center with advanced audiovisual systems and workstations that can be used by all NCR partners when primary centers are overloaded or affected by weather. This resilient communications incident response capability will maintain uninterrupted coordination across multiple agencies during large-scale events. It directly strengthens public safety infrastructure resilience and prevents response delays that could lead to additional crashes or fatalities. It enables state partners, VDOT, and VSP to maintain operational continuity with 911 and local responder agencies in the same facility. Upgrades to workstations and electrical/AV systems at the regional communications alternate center will ensure the new AACN, AI, DAFR, and GIS systems operate without interruption. These infrastructure upgrades ensure uninterrupted 24/7 operation of critical systems that directly enable faster incident detection, dispatch, and coordinated

response, preventing delays that can lead to increased fatalities and serious injuries on high-risk roadways.

Measurable Reductions in Fatalities, Injuries, and Secondary Crashes with Scalable Regional Scalability
Rigorous program management of the data collection to improve the ability to do before and after evaluations using regional partners' data and, where available, VSP data and VDOT data that will quantify safety outcomes, including targeted reductions in KSI crashes, secondary crashes, and response times on HIN corridors. Results will be used to update the Fairfax County CSAP and support a scalable, data-driven deployment model across the NCR, advancing the USDOT Safe System Approach and enabling replication in other high-risk jurisdictions.

EQUITY IMPACT:
This project intends to incorporate an equity lens into all data analysis activities by enhancing the regional GIS platform and integrating multiple data sources—including VDOT TREDS, Fire and Rescue demographic data, Health Department injury tracking, and Safe Routes to Schools information; to systematically identify high-injury trends and locations that disproportionately affect communities of color. Recognizing that residents in these communities often rely more heavily on walking and bicycling for daily transportation, the project will analyze crash, demographic, and environmental data to uncover potential equity impacts and underlying factors contributing to higher rates of pedestrian and cyclist injuries. By embedding equity considerations directly into the data analysis and decision-making processes, the initiative will generate actionable insights that inform targeted safety improvements, resource allocation, and updates to Fairfax County's CSAP. This will help reduce disparities in KSI incidents and promote safer, more equitable outcomes for all road users, particularly vulnerable pedestrians and cyclists in underserved communities.

FISCAL IMPACT:
Funding in the amount of $10,094,219, including $2,018,844 in Local Cash Match, which will be used to pilot a Northern Virginia Regional Incident Response and Post-Crash Care System. The required Local Cash Match of $2,018,844 has not been specifically identified in either DPSC or the Federal-State Grant fund. If the County is awarded funding, then resources will need to be identified and staff will submit another item to accept the award. If, however, no County resources are identified, the County may elect to decline the award. At the end of the grant period, no additional County funding is required. This grant does not allow the recovery of indirect costs.

Board Agenda Item
May 19, 2026

CREATION OF NEW POSITIONS:
There are no new grant positions associated with this funding.

ENCLOSED DOCUMENTS:
Attachment 1: Summary of Grant Proposal

STAFF:
Thomas Arnold, Deputy County Executive
Scott Brillman, Director, Department of Public Safety Communications (DPSC)
Ed Falcon, Assistant Director of Support Services, DPSC
Eric Mills, Finance Chief, DPSC
Steve McMurrer, IT Division Chief, DPSC

Safe Streets and Roads for All Implementation Grant Proposal
Northern Virginia Regional Incident Response and Post-Crash Care System

Grant Title:	Safe Streets and Roads for All (SS4A)
Funding Agency:	United States Department of Transportation (USDOT)
Applicant:	Department of Public Safety Communications (DPSC)
Purpose of Grant:	The purpose of this Safe Streets and Roads for All (SS4A) Implementation Grant is to establish the Northern Virginia Regional Incident Response and Post-Crash Care System, a collaborative initiative led by Fairfax County's Department of Public Safety Communications. By automatically integrating Advanced Automatic Collision Notification (AACN) data directly into the 911 Computer-Aided Dispatch (CAD) system and linking it seamlessly with Drone-as-First-Responder (DAFR) technology, AI-powered hazard detection, enhanced regional GIS mapping, and a resilient alternate communications center, the project will dramatically reduce emergency detection-to-dispatch times from four to six minutes to under two minutes and deliver faster, more effective post-crash care. This integrated approach will reduce secondary crashes, improve responder safety, and produce measurable decreases in killed and seriously injured (KSI) incidents on the High-Injury Network (HIN), while embedding an equity lens into data analysis to address disproportionate impacts on communities of color who rely more heavily on walking and bicycling. Ultimately, the project will strengthen Fairfax County's Comprehensive Safety Action Plan (CSAP) with robust, data-driven insights and create a scalable model for advancing the USDOT Safe System Approach across the National Capital Region.
Funding Amount:	Federal SS4A Request (80 percent): $8,075,375 Local Cash Match: $2,018,844 **Total Grant Request: $10,094,219**
Use of Funds:	Grant funds will primarily support technology integration and deployment across project components for AACN/CAD integration and data analysis, AI-powered hazard detection and call processing, Drone-as-First-Responder pod integrations (including weather monitoring), enhanced NCR-wide GIS platform development with 3D/Z-axis elevation and improved routable road network data. Supplemental planning, demonstration, and evaluation activities under a project component will be used for pilots on two to three high-injury network corridors, rigorous before-and-after performance measurement using VSP and VDOT data, staff training, public dashboard development, updates to the Fairfax County Comprehensive Safety Action Plan (CSAP), and creation of a scalable regional rollout plan. Funds from the grant will support the use of subject matter experts to provide comprehensive technical and program support, including solution architecture and design for AACN → ASAP → CAD workflows, traffic camera

AI detection integration, and networking for the backup facility. Additional support will cover integration and implementation (including ASAP integration into CAD, testing, and validation), program management (multi-jurisdiction coordination, vendor management, timeline tracking, risk management, and change management), and performance measurement and evaluation (defining SS4A-aligned success metrics, conducting before/after analysis, and supporting reporting to USDOT). Some retrofitting of an existing facility into a fully equipped regional alternate communications center with advanced audiovisual systems and workstation capabilities to support multi-agency coordination during major incidents or weather events is also included to ensure resilient situational awareness during major incidents involving traffic safety.

Target Population: This grant will focus on improving traffic safety outcomes for vulnerable road users across Fairfax County, with particular attention to communities of color and other populations that are disproportionately represented among pedestrians and cyclists. These communities often rely more heavily on walking and bicycling for daily transportation and, therefore, face a higher risk of serious injury or fatality when involved in crashes with vehicles. While the project prioritizes equity by addressing these disparities through enhanced data analysis and targeted safety improvements on the HIN, the resulting system-wide enhancements in rapid response, post-crash care, and hazard detection will benefit all residents and road users who travel on Fairfax County's roadways.

Performance Measures: The success of this project will be based on the successful development and implementation of:

- Faster Crash Detection and Dramatically Improved Post-Crash Care
- Quicker Situational Awareness and Reduced Secondary Crashes
- Proactive Hazard and Congestion Warnings for Safer Streets
- Enhanced Regional Geographic Information System (GIS) Mapping for Data-Driven Traffic Safety Leadership.
- Resilient Regional Communications During Major Incidents or Weather Events
- Measurable Reductions in Fatalities, Injuries, and Secondary Crashes with Scalable Regional Scalability

Grant Period: Five years

Board Agenda Item
May 19, 2026

ADMINISTRATIVE – 7

Extension of Review Period for 2232 Application for Hybla Valley Community Center (Franconia District)

ISSUE:
Extension of review period for 2232 application to ensure compliance with review requirements of *Section 15.2-2232 of the Code of Virginia.*

PROJECT DESCRIPTION:
The Department of Public Works and Environmental Services (DPWES) is requesting a 2232 approval to renovate the existing Hybla Valley Community Center, which includes the addition of a childcare center, exterior playgrounds, and a turf athletic field with lighting. The extension period request is to allow the applicant, county agency review, and the Planning Commission sufficient time to complete the 2232 review.

The review period for the following application should be extended:

2232-2026-FR-00002	Department of Public Works and Environmental Services Tax Map No. 101-2 ((1)) 14, 15 7952 Audubon Ave, Alexandria, VA 22306 Franconia District Submitted on April 1, 2026 Accepted on April 1, 2026 Extended to March 5, 2027

RECOMMENDATION:
The County Executive recommends that the Board extend the review period for the following application: 2232-2026-FR-00002.

TIMING:
Board action is requested on May 19, 2026, to extend the review period for the application prior to the expiration of the current 60 day review period on June 1, 2026.

BACKGROUND:
Subsection B of Section 15.2-2232 of the Code of Virginia states: “Failure of the commission to act within 60 days of a submission, unless the time is extended by the

governing body, shall be deemed approval." The full length of an extension period may not be necessary, and any extension is not intended to set a date for final action.

EQUITY IMPACT:
None.

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
None.

STAFF:
Jennifer Miller, Deputy County Executive
Tracy Strunk, Director, Department of Planning and Development (DPD)
Salem Bush, Branch Chief, Public Facilities and Development Review Branch, Planning Division, (DPD)
Mohamed Ali, Planner II, Public Facilities and Development Review Branch, Planning Division, (DPD)

Board Agenda Item
May 19, 2026

ADMINISTRATIVE – 8

Extension of Review Period for 2232 Application for the Renovation and Expansion of Willow Springs Elementary School (Springfield District)

ISSUE:
Extension of review period for 2232 applications to ensure compliance with review requirements of *Section 15.2-2232 of the Code of Virginia.*

PROJECT DESCRIPTION:
Fairfax County Public Schools submitted a 2232 application to expand and renovate Willow Springs Elementary School. This application proposes a 61,000-square-foot addition along with the demolition of 23,000 square feet of existing space, resulting in a proposed gross floor area of approximately 127,000 square feet. The new space will accommodate classrooms, a cafeteria, kitchen, gymnasium, administrative suite, library, art labs, and other educational support facilities, while the existing classrooms in the retained portion of the existing building will be renovated. The application was accepted on August 27, 2025, and the review period extended until May 27, 2026. The Planning Commission hearing for this application is scheduled for May 20, 2026, and while the application is currently on track, without an extension the Planning Commission would not have the ability to defer the application if necessary.

The review period for the following application should be extended:

2232-2025-SP-00008	Fairfax County Public Schools Willow Springs Elementary School Tax Map 66-2 ((1)) 4A 5400 Willow Springs School Road, Fairfax, VA 22030 Springfield District Accepted on August 27, 2025 Initial Board extension granted on September 30, 2026 Current extension will expire on May 27, 2026 Request Extension to July 31, 2026

RECOMMENDATION:
The County Executive recommends that the Board extend the review period for the following applications: 2232-2025-SP-00008.

Board Agenda Item
May 19, 2026

TIMING:
Board action is requested on May 19, 2026, to extend the review period to July 31, 2026, prior to the expiration of the application on May 27, 2026.

BACKGROUND:
Subsection B of Section 15.2-2232 of the Code of Virginia states: “Failure of the commission to act within 60 days of a submission, unless the time is extended by the governing body, shall be deemed approval.” The full length of an extension period may not be necessary and any extension is not intended to set a date for final action.

EQUITY IMPACT:
None.

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
None.

STAFF:
Jennifer Miller, Deputy County Executive
Tracy Strunk, Director, Department of Planning and Development (DPD)
Salem Bush, Branch Chief, Planning Division (PD), DPD
David Stinson, Planner, PD, DPD

Board Agenda Item
May 19, 2026

ADMINISTRATIVE – 9

Authorization to Advertise a Public Hearing on the Proposed Amendments to the Employees' Retirement System Ordinance

ISSUE:
Authorization to advertise a public hearing on proposed amendment of Article 2 of Chapter 3 of the Fairfax County Code, which set forth the ordinances for the Fairfax County Employees' Retirement System (ERS).

RECOMMENDATION:
The County Executive recommends that the Board authorize the advertisement of a public hearing regarding the proposed amendment of the ERS ordinance for the purpose of adding certain provisions with respect to prior active-duty military service and prior qualifying service for another public employer.

TIMING:
Board action is requested on May 19, 2026, to provide sufficient time for advertisement of a public hearing for June 23, 2026, at 4:00p.m., so that the provisions can be in effect on July 1, 2026.

BACKGROUND:
Per the Collective Bargaining Agreement between Fairfax County and SEIU Virginia 512, members of the ERS, who are members of the General Government bargaining unit, may purchase up to four years of service credit for:

- prior active-duty military service in the armed forces of the United States, provided that the discharge from a period of active-duty status with the armed forces was not dishonorable, and
- time worked for qualifying service for a public employer, which means that (i) the service would have otherwise been creditable under the ERS had it been performed under the jurisdiction of the County, and (ii) performed in a position that meets the eligibility requirements for participation in the System member's prior defined benefit plan.

The Ordinance for the ERS needs to be amended to allow these purchases to be made, as detailed in the Attached Code amendments. It should be noted, as there is no fiscal impact associated with these changes, the Code has been updated to reflect the

availability of these provisions for all ERS members. This allows for more equitable benefits across the system and simplifies administration.

EQUITY IMPACT:
None.

FISCAL IMPACT:
Pursuant to the terms of the collective bargaining agreement, the full cost of any service purchased will be paid by the member, resulting in no increase in the unfunded liability of the systems at the time of the purchase. As reflected in the attached letter from the system's actuary, Cheiron, has confirmed that the cost to the retirement system is expected to be immaterial. The calculations developed by the actuary to determine the members' cost for purchase of service credits will be re-evaluated on an annual basis and revised as needed.

Although there is no cost incurred by the County at the time of the service purchase, the systems will assume the risk that all actuarial assumptions will be met for purchased service credits. If the systems experience investment losses, due to returns falling short of the assumption, or liability losses, such as those resulting from improvements to member mortality, then the increase in unfunded liability will be amortized and included in the employer contribution rates paid by the County. The magnitude of the impact of purchased service credits will depend on the number of members utilizing this option.

ENCLOSED DOCUMENTS:
Attachment 1: Excerpt from the SEIU VA 512 Collective Bargaining Agreement
Attachment 2: Amendments to Chapter 3, Article 2
Attachment 3: Letter from the actuary for the Employees' Retirement System

STAFF:
Christina Jackson, Deputy County Executive/Chief Financial Officer
Jeff Weiler, Executive Director, Retirement Systems
Brad Baker, Deputy Director, Retirement Systems
Shelley Scianna, Acting Director, Department of Human Resources

ASSIGNED COUNSEL:
Patricia Moody McCay, Deputy County Attorney

Article 31: Defined Benefit Plans

Section 31.1: Benefits.

A. Except as provided for in Section 31.2 and 31.3 of this Article, all defined benefits will remain the same.

B. The County is able to make changes to the retirement and pension plans when required by applicable law or regulation. In addition, the County can make administrative changes, such as changing third-party vendors, at the County's discretion.

Section 31.2: Service Credit for Prior Military Service.

A. Subject to the approval of the Board of Supervisors, the County agrees to amend the Employees' Retirement System ("ERS") ordinance effective July 1, 2026, to provide that any ERS member in active service who is also a member of the Bargaining Unit may purchase service credit for prior active-duty military service in the armed forces of the United States, provided that the discharge from a period of active-duty status with the armed forces was not dishonorable. For purposes of this Article, such an amendment shall be referred to as the "Amendment."

B. Under the Amendment, no member in service will be allowed to purchase more than a total of four years of service credit. Nor will any member in service be allowed to purchase service credit included in the calculation of any retirement allowance received or to be received by the member from the ERS or other retirement system, or if there is a balance in a defined contribution account that serves as a primary retirement account related to such service, except as otherwise required by Chapter 1223 of Title 10 of the United States Code, as amended. The Amendment will also provide that service credit purchased pursuant to its provisions applies to the calculation of the member's retirement allowance and the calculation of the member's retirement eligibility but does not apply to the vesting requirements of the ERS.

C. Service credit purchased pursuant to the Amendment will be credited to a member only for each full month of service, as indicated on the member's DD-214 or NGB Form 22 submitted to the Fairfax County Retirement Administration Agency ("RAA").

D. For purposes of the Amendment, "active-duty military service" means full-time service of at least 180 consecutive days in the United States Army, Marine Corps, Navy, Air Force, Space Force, Coast Guard, or reserve components thereof (including the National Guard). "State" shall include the District of Columbia and any territory of the United States.

E. The Amendment will allow the member to make payment for covered service credits in a lump sum at the time of purchase, through the transfer of funds from another retirement

account, as permitted by and consistent with federal and state law, or by a payment plan with a maximum duration of 48 months, or any combination thereof. Regardless of the method of payment, the member is responsible for paying the full costs of the service credits, including any increase in cost due to the timing of payments. In addition, any member who chooses a payment plan must enter into a contract with the RAA, which will be responsible for calculating the total cost of the purchase, including any applicable interest. The contract will provide that, in the event the member terminates the payment plan prior to making full payment, the member will only be credited service credits equivalent to the total amount of the payments made prior to the termination.

Section 31.3: Service Credit for Prior Public Employment.

A. Subject to the approval of the Board of Supervisors, the County also agrees to amend the ERS ordinance effective July 1, 2026, to provide that any ERS member in active service who is also a member of the Bargaining Unit may purchase service credit for time worked for qualifying service for a public employer. The member's prior employment:

1. must have been with a federal, state, or local government entity. "State" shall include the District of Columbia and any territory of the United States must not be used in the calculation of a retirement benefit that the employee is currently receiving or is eligible to receive; and

2. must be verified through certification confirming their total months of creditable service with the employer.

B. For purposes of the Amendment, "qualifying service for a public employer" means (1) service that would have otherwise been creditable under the ERS had it been performed under the jurisdiction of the County, and (2) performed in a position that met the eligibility requirements for participation in the employee's prior defined benefit plan.

C. Under the Amendment, no member in service shall be allowed to purchase more than a total of four years of service credit. Nor shall any member in service be allowed to purchase service credit included in the calculation of any retirement allowance received or to be received by the member from the ERS or other retirement system, or if there is a balance in a defined contribution account that serves as a primary retirement account related to such service, except as otherwise required by Chapter 1223 of Title 10 of the United States Code, as amended. The Amendment shall also provide that service credit purchased pursuant to its provisions shall apply to the calculation of the member's retirement allowance and the calculation of the member's retirement eligibility but shall not apply to the vesting requirements of the ERS.

D. The Amendment shall allow the member to make payment for covered service credits in a lump sum at the time of purchase, through the transfer of funds from another retirement account, as permitted by and consistent with federal and state law, or by a payment plan with a maximum duration of 48 months, or any combination thereof. Regardless of the method of payment, the member shall be responsible for paying the full costs of the service credits, including any increase in cost due to the timing of payments. In addition, any member who chooses a payment plan shall enter into a contract with the RAA, which shall be responsible for calculating the total cost of the purchase, including any applicable interest. The contract shall provide that, in the event the member terminates the payment plan prior to making full payment, the member shall only be credited service credits equivalent to the total amount of the payments made prior to the termination.

AN ORDINANCE AMENDING CHAPTER 3 OF THE FAIRFAX COUNTY CODE, RELATING TO PURCHASE OF SERVICE CREDIT FOR PRIOR ACTIVE-DUTY MILITARY SERVICE AND PRIOR PUBLIC EMPLOYMENT SERVICE

AN ORDINANCE to amend Chapter 3, Article 2 of the Fairfax County Code by adding Section 3-2-24.2. – Purchase of Service Credit for Prior Active-Duty Military Service and Prior Public Employment Service.

Draft of April 29, 2026

Be it ordained by the Board of Supervisors of Fairfax County:

1. **That Chapter 3, Article 2 of the Fairfax County Code is amended and a new Section 3-2-24.2 (Purchase of Service for Prior Active-Duty Military Service and Prior Public Employment Service) is adopted, as follows:**

Section 3-2-24.2. – Purchase of Service Credit for Prior Active-Duty Military Service and Prior Public Employment Service.

(a) Any System member in active service may purchase service credit for:

(1) Prior active-duty military service in the armed forces of the United States, provided that the discharge from a period of active-duty status with the armed forces was not dishonorable; and
(2) Prior qualifying service for a public employer.

(b) For purposes of this Section:

(1) “Active-duty military service” means full-time service of at least 180 consecutive days in the United States Army, Marine Corps, Navy, Air Force, Space Force, Coast Guard, or reserve components thereof (including the National Guard).
(2) “State” includes the District of Columbia and any territory of the United States.
(3) “Qualifying service for a public employer” means (i) service that would have otherwise been creditable under this System had it been performed under the jurisdiction of the County, and (ii) performed in a position that met the eligibility requirements for participation in the member's prior defined benefit plan.

(c) No member in active service can purchase more than a total of four (4) years of service credit. Nor can any member in active service purchase service credit included in the calculation of any retirement allowance received or to be received by the member from this System, or any other retirement system, or if there is a balance in a defined contribution account that serves as a primary retirement account related to such service, except as otherwise required by Chapter 1223 of Title 10 of the United States Code, as amended. Service credit purchased pursuant to this Section applies to the calculation of the System member’s retirement allowance and the calculation of the System member’s retirement eligibility but does

not apply to the vesting requirements of this System.

(d) Service credit purchased pursuant to Subsection (a)(1) of this Section will be credited to a member only for each full month of service, as indicated on the member's DD-214 or NGB Form 22 submitted to the RAA.

(e) The System member may make payment for service credits covered under this Section in a lump sum at the time of purchase, through the transfer of funds from another retirement account, as permitted by and consistent with federal and state law, or by a payment plan with a maximum duration of forty-eight (48) months, or any combination thereof. Regardless of the method of payment, the System member is responsible for paying the full costs of the service credits, including any increase in cost due to the timing of payments. In addition, any System member who chooses a payment plan must enter into a contract with the RAA. The RAA is responsible for calculating the total cost of the purchase, including any applicable interest. The contract will provide that, in the event the member terminates the payment plan prior to making full payment, the System member will only be credited service credits equivalent to the total amount of the payments made prior to the termination.

2. That the provisions of this ordinance are severable, and if any provision of this ordinance or any application thereof is held invalid, that invalidity shall not affect the other provisions or applications of this ordinance that can be given effect without the invalid provision or application.

3. This amendment is effective July 1, 2026. Any application received prior to August 1, 2026, will be treated as received as of July 1, 2026.

GIVEN under my hand this_____day of_____2026.

_____

Jill G. Cooper
Clerk for the Board of Supervisors

CHEIRON Classic Values, Innovative Advice

April 21, 2026

Mr. Jeffrey Weiler
Executive Director
12015 Lee Jackson Memorial Highway, Suite 350
Fairfax, Virginia 22033

Re: Employees' Retirement System Proposed Ordinance Change

Dear Jeff:

As requested, we are writing to provide the actuarial impact of a change to the Employees' Retirement System (ERS) ordinance. It is our understanding that the change to the ordinance, effective July 1, 2026 provides any member in active service who is also a member of the bargaining unit the ability to purchase service credit for prior active-duty military service in the armed forces of the United States, provided that the discharge from a period of active- duty status with the armed forces was not dishonorable. The change to the ordinance also provides the ability to purchase service credit for qualifying service for a public employer. The prior employment must have been with a federal, state, or local government entity.

Overall, the cost of these changes would be immaterial to the System. That is because the full cost of the projected increase in the present value of benefits due to the service purchase would be paid to the System assets making the plan whole. This payment would be made through one of three options: a) a lump sum, b) payment plan with a maximum duration of 48 months, or c) transfer of funds from another retirement account.

This letter was prepared exclusively for the Fairfax County Retirement Systems for the purpose described herein. Other users of this letter are not intended users as defined in the Actuarial Standards of Practice, and Cheiron assumes no duty or liability to any other user.

This letter and its contents have been prepared in accordance with generally recognized and accepted actuarial principles and practices, and our understanding of the Code of Professional Conduct, and applicable Actuarial Standards of Practice set out by the Actuarial Standards Board, as well as applicable laws and regulations. Furthermore, as credentialed actuaries, we meet the Qualification Standards of the American Academy of Actuaries to render the opinion contained in this letter. This letter does not address any contractual or legal issues. We are not attorneys, and our firm does not provide any legal services or advice.

Please call if you have any questions or comments.

Sincerely,
Cheiron

Fiona E. Liston, FSA
Principal Consulting Actuary

Coralie Taylor, FSA
Principal Consulting Actuary

Board Agenda Item
May 19, 2026

ACTION – 1

Approval of the Five-Year Consolidated Plan for FY 2027 – FY 2031 and One-Year Action Plan for FY 2027

ISSUE:
Final action by the Fairfax County Board of Supervisors (Board) on the Five-Year Consolidated Plan for FY 2027 – FY 2031 and One-Year Action Plan for FY 2027 (Plans).

RECOMMENDATION:
The County Executive recommends the Board (1) adopt the Plans with funding allocations outlined below; (2) authorize signature of the Consolidated Plan certifications and federal funding application forms (SF-424s); and (3) authorize submission of the Plans with the certifications and SF-424s by June 2, 2026, as required by the U.S. Department of Housing and Urban Development (HUD).

TIMING:
Board action is required on May 19, 2026, to maintain the schedule for the Consolidated Plan process prescribed by HUD.

BACKGROUND:
The Plans identify a wide range of needs, current programs and strategies, and gaps and priorities for housing, community service, homeless, community development, neighborhood preservation and revitalization, employment and economic opportunity programs and services in the County. The Plans also contain the proposed uses of funding for three federal programs: Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funds. In accordance with federal requirements, the Plans include several certifications, including drug-free workplace, affirmatively furthering fair housing, prohibition of excessive force, and lobbying requirements. If the Board approves this item and the Plans, the County Executive will be authorized to sign each of these certifications.

As HUD had not yet notified the County of its actual grant levels before the Consolidated Community Funding Advisory Committee's (CCFAC) and the Board's approval to release the Plans for public comment, funding levels previously described in

the Plans and released for public comment were based on averaging the County's actual CDBG and HOME funding awards during the FY 2023 – FY 2026 performance periods.

HUD notified the County of the actual grant levels on April 3, 2026. The Plans now reflect these award funding levels. The $8,294,585 actual total entitlement funding recommended in this item for the three programs is $125,763 less than estimated in the draft Plan when released for public comment. The $5,757,484 actual CDBG funding is $115,266 less than estimated (and $11,266 less than FY 2026's HUD allocation); the $2,030,089 actual HOME funding is $7,402 less than estimated (but $7,147 more than FY 2026's HUD allocation); and the $507,012 actual ESG funding is $3,095 less than estimated. The Plans also include estimates of approximately $923,799 in CDBG program income and $114,851 in HOME program income. The draft FY 2027 One-Year Action Plan also included a HUD-mandated contingency plan (Contingency Plan) that describes how the allocations of the estimated Federal Funds are to be adjusted after HUD notice of the awards. HCD staff have made adjustments to the FY 2027 One-Year Action Plan based on instructions provided in the Contingency Plan.

In accordance with the Board-adopted Citizen Participation Plan for the Consolidated Plan process, the Plans were made available and circulated for review and comment by residents, service providers, and other interested parties during the formal public comment period, which ended with a public hearing held by the Board on March 17, 2026. Following the public comment period, all comments were considered and summarized in the Plans. Pursuant to this item, the CCFAC now forwards the Plans to the Board with a recommendation for final approval on May 19, 2026.

EQUITY IMPACT:
The planned investment of federal funds across the 12 projects identified in the FY 2027 One-Year Action Plan not only meets the critical housing, human services, and community development needs but also aligns with multiple focus areas of the One Fairfax policy:

Community and economic development policies and programs that promote wealth creation and ensure fair access for all people. Housing policies that encourage all who want to live in Fairfax to be able to do so, and the provision of a full spectrum of housing opportunities across the County. A health and human services system where opportunities exist for all individuals and families to be safe, be healthy and realize their potential through the provision of accessible, high quality, affordable and culturally appropriate services.

FISCAL IMPACT:
Total anticipated entitlement funding of $8,294,585 has been recommended in this item:

- $5,757,484 in CDBG (Fund 50800, Community Development Block Grant),
- $2,030,089 in HOME (Fund 50810, HOME Investment Partnerships Program), and
- $507,012 in ESG (Fund 50000, Federal-State Grant Fund).

As part of the *FY 2026 Carryover Review*, estimated project balances totaling $11,227,255 to include $6,315,898 in CDBG (Fund 50800) and $4,911,357 in HOME (Fund 50810) funds, will be recommended to be carried forward for ongoing CDBG and HOME activities. An estimated $1,038,650 in FY 2026 and FY 2027 program income will be available for use in FY 2027, including $923,799 in CDBG (Fund 50800) and $114,851 in HOME (Fund 50810). Funding amounts will be finalized at the end of the fiscal year and final amounts will be included in the *FY 2026 Carryover Review*.

ENCLOSED DOCUMENTS:
Attachment 1: Five-Year Consolidated Plan for FY 2027-2031 and One-Year Action Plan for FY 2027 with Appendices available online May 8, 2026, at https://www.fairfaxcounty.gov/housing/data/consolidated-plan

STAFF:
Christopher Leonard, Deputy County Executive
Thomas Fleetwood, Director, Department of Housing and Community Development (HCD)
Anna Shapiro, Deputy Director, Real Estate Development and Finance, HCD
Callahan Seltzer, Real Estate & Community Development Finance, HCD
Laura O. Lazo, Associate Director, Grants Management (GM), HCD
Sherryn Craig, Program Manager, GM, HCD

ASSIGNED COUNSEL:
Ryan A. Wolf, Senior Assistant County Attorney

Board Agenda Item
May 19, 2026

ACTION – 2

Resolution to Support the Addition of a Portion of Terminal Road Into the Virginia Highway System (Mount Vernon District)

ISSUE:
Board adoption of the attached resolution (Attachment 1) supporting the addition of a portion of Terminal Road (Route 3726).

RECOMMENDATION:
The County Executive recommends that the Board adopt the attached resolution (Attachment 1) supporting the addition of a portion of Terminal Road (Route 3726) into the Virginia Highway System.

TIMING:
The Board should take action on May 19, 2026, so that the Virginia Department of Transportation (VDOT) has the support of the Board to finalize the addition and update the State maintenance inventory.

BACKGROUND:
The Fairfax County Department of Transportation (FCDOT) received a request from VDOT on the addition of a portion of Terminal Road (Route 3726) to the Virginia Highway System.

VDOT has requested the support of the County, by a Board Resolution, to add a portion of Terminal Road pursuant to *Section 33.2-705 of the Code of Virginia*. This portion of Terminal Road was built for use as an access road during the Fairfax County Parkway widening/realignment in the late 1990s. Adjacent properties, which previously had access directly onto the Fairfax County Parkway, started using the subject portion of Terminal Road as their sole access once the road was widened and their direct access points were closed. VDOT is pursuing this request to add the subject 0.27-mile portion of Terminal Road to the Virginia Highway System as shown on Attachment 2.

EQUITY IMPACT:
None.

Board Agenda Item
May 19, 2026

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
Attachment 1 – Resolution
Attachment 2 – VDOT Maintenance Addition Image
Attachment 3 – VDOT Project # R000-029-F49 C528, Plan Sheets – 1 & 72
Attachment 4 – VDOT Link Sheet
Attachment 5 – Vicinity Map

STAFF:
Jennifer Miller, Deputy County Executive
Gregg Steverson, Director, Fairfax County Department of Transportation (FCDOT)
Martha Coello, Deputy Director, FCDOT
Jeffrey Hermann, Chief, Site Analysis & Transportation Planning Division, FCDOT
Gregory Fuller, Jr., Chief, Site Analysis Section (SAS), FCDOT
Brittany Nixon, Transportation Planner IV, SAS, FCDOT
Jeffrey Edmondson, Transportation Planner III, SAS, FCDOT

ASSIGNED COUNSEL:
Randall T. Greehan, Assistant County Attorney

ATTACHMENT 1

RESOLUTION

FAIRFAX COUNTY DEPARTMENT OF TRANSPORTATION
ADDITION
TERMINAL ROAD ROUTE 3726

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium of the Government Center in Fairfax, Virginia, on May 19, 2026, at which a quorum was present and voting, the following resolution was adopted:

WHEREAS, Terminal Road, Route 3726, located off of Fairfax County Parkway, Route 286, in the Mount Vernon District on Tax Maps 99-1 and 99-3, will be part of the Secondary System of State Highways in regards to maintenance; and

WHEREAS, the completion of Virginia Department of Transportation Construction Project #R000-029-F49 C528 widened and improved the portion of Fairfax County Parkway, Route 286, from Newington Road to Telegraph Road, and created the subject portion of Terminal Road as an access road for properties fronting on Fairfax County Parkway; and

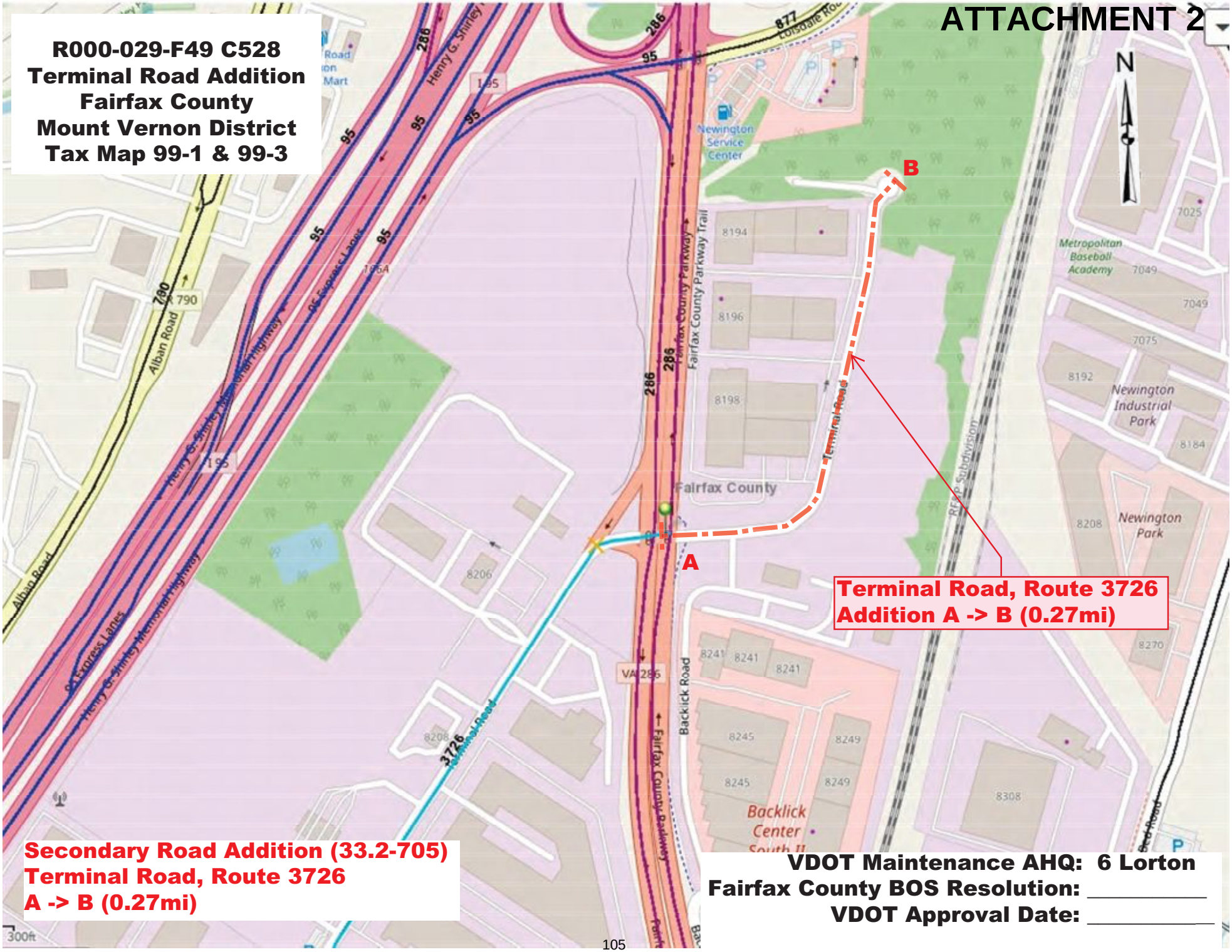
WHEREAS, the subject portion of Terminal Road is to be added to the Virginia Department of Transportation's Secondary System of Highways pursuant to §33.2-705 of the Code of Virginia;

NOW THEREFORE, BE IT RESOLVED, that this Board supports the addition of the 0.27-mile portion of Route 3726 as depicted on the Attachments to the Board Item. A copy of this resolution will be forwarded to the Resident Engineer for the Virginia Department of Transportation.

ADOPTED this 19th day of May 2026

A Copy-Teste:

Jill G. Cooper
Clerk for the Board of Supervisors


ATTACHMENT 2
R000-029-F49 C528
Terminal Road Addition
Fairfax County
Mount Vernon District
Tax Map 99-1 & 99-3
N
B
A
Terminal Road, Route 3726
Addition A -> B (0.27mi)
Secondary Road Addition (33.2-705)
Terminal Road, Route 3726
A -> B (0.27mi)
VDOT Maintenance AHQ: 6 Lorton
Fairfax County BOS Resolution: _____
VDOT Approval Date: _____
Fairfax County
Newington Service Center
Metropolitan Baseball Academy
Newington Industrial Park
Newington Park
Backlick Center
Backlick Road
Alban Road
Terminal Road
Fairfax County Parkway
Fairfax County Parkway Trail
RF&P Subdivision
Henry G. Shirley Memorial Highway
95 Express Lanes
Loisdale Road
Road
Mart
8194
8196
8198
8206
8208
8241
8245
8249
8308
8192
8184
8270
7025
7049
7075
3726
VA 286
300ft

ADV. 86-96 A

INDEX OF SHEETS
(SEE SHEET 1A(2))

COMMONWEALTH OF VIRGINIA
DEPARTMENT OF TRANSPORTATION

PLAN AND PROFILE OF PROPOSED STATE HIGHWAY

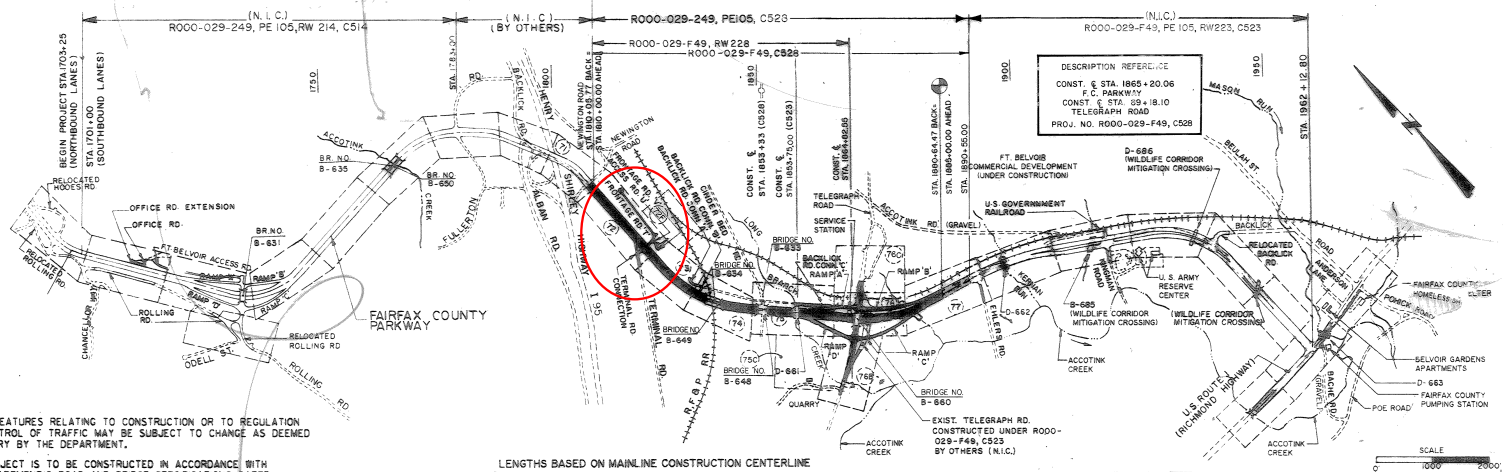
FAIRFAX COUNTY
FAIRFAX COUNTY PARKWAY

FROM 0.020 MILES EAST OF NEWINGTON RD. TO 0.398 MILES EAST OF TELEGRAPH RD.

FHWA REGION	STATE	FEDERAL AID PROJECT	STATE ROUTE	STATE PROJECT	SHEET NO.	TOTAL SHEETS
3	VA.	SEE TABLE THIS SHEET.	7100	R000-029-F49,PE 105 SEE TABLE THIS SHEET	1	303+ U.R.P.

FUNCTIONAL CLASSIFICATION & TRAFFIC DATA	
OTHER PRINCIPAL ARTERIAL	50 M.P.H. DESIGN SPEED
	Fr: 0.020 MILES EAST OF NEWINGTON ROAD To: 0.398 MILES EAST OF TELEGRAPH ROAD
ADT	(2005)45,000 FAIRFAX COUNTY PARKWAY (I-95-TELEGRAPH RD.)
ADT	(2005)26,000 FAIRFAX COUNTY PARKWAY (TELEGRAPH RD.- U.S. RTE. 1)
DHV	4850
D (%)	60
T (%)	5
V (MPH)	SEE PLAN & PROFILE SHEETS FOR HORIZONTAL AND VERTICAL CURVE DESIGN SPEED

LIMITED ACCESS HIGHWAY BY RESOLUTION OF COMMONWEALTH TRANSPORTATION BOARD DATED JULY 16,1987.



DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC WAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT.

THIS PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE DEPARTMENT'S ROAD AND BRIDGE SPECIFICATIONS DATED JANUARY,1994, ROAD AND BRIDGE STANDARDS DATED JANUARY 1993, WORK AREA PROTECTION MANUAL DATED JANUARY 1996 AND AS AMENDED BY CONTRACT PROVISIONS AND THE COMPLETE PLAN ASSEMBLY.

ALL CURVES ARE TO BE SUPERELEVATED, TRANSITIONED AND WIDENED IN ACCORDANCE WITH STANDARD TC-4U.

CONVENTIONAL SIGNS

STATE LINE	LEVEE OR EMBANKMENT
COUNTY LINE	BRIDGES
CITY,TOWN OR VILLAGE	CULVERTS
RIGHT OF WAY LINE	DROP INLET
FENCE LINE	POWER POLES
UNFENCED PROPERTY LINE	TELEPHONE OR TELEGRAPH POLES
FENCED PROPERTY LINE	TELEPHONE OR TELEGRAPH LINES
WATER LINE	HEDGE
SANITARY SEWER LINE	TREES
GAS LINE	HEAVY WOODS
ELECTRIC UNDERGROUND CABLE	GROUND ELEVATION
TRAVELED WAY	GRADE ELEVATION
GUARD RAIL	
RETAINING WALL	
RAILROADS	
BASE OR SURVEY LINE	

LENGTHS BASED ON MAINLINE CONSTRUCTION CENTERLINE

STATE PROJECT NO.	P.P.M.S. NO.	SECTION	FEDERAL AID PROJECT NO.	TYPE CODE NO.	EQUALITIES FEET	LENGTH INCLUDING BRIDGES & BOX CULVERTS FEET	LENGTH INCLUDING BRIDGES & BOX CULVERTS MILES	LENGTH EXCLUDING BRIDGES & BOX CULVERTS FEET	LENGTH EXCLUDING BRIDGES & BOX CULVERTS MILES	TYPE OF PROJECT	DESCRIPTION
R000-029-F49	14719	RW 228		—	—	5,482.56	1.0384	5,101.54	0.9662	RIGHT-OF-WAY	FROM: 0.020 MILES EAST OF NEWINGTON ROAD TO: 0.007 MILES WEST OF TELEGRAPH ROAD
	14719	C 528		1000	- 435.53	7,619.47	1.4431	7,238.46	1.3709	CONSTRUCTION	FROM: 0.020 MILES EAST OF NEWINGTON ROAD TO 0.398 MILES EAST OF TELEGRAPH ROAD
	14719	B-633		X 2..	—	160.00	0.0303	—	—	BRIDGE	FAIRFAX CO. PARKWAY OVER CINDER BED ROAD.
	14719	B-634		X 131	—	184.29	0.0349	—	—	BRIDGE	FAIRFAX CO.PARKWAY OVER R.F. & P. RAILROAD.
	14719	B-648		X 231	—	160.00	0.0303	—	—	BRIDGE	FAIRFAX CO. PARKWAY OVER CINDER BED ROAD.
	14719	B-649		X131	—	184.20	0.0349	—	—	BRIDGE	FAIRFAX CO. PARKWAY OVER R.F. & P. RAILROAD.
	14719	B-660		X 731	—	182.00	0.0345	—	—	BRIDGE	TELEGRAPH ROAD OVER FAIRFAX CO. PARKWAY.
								—	—		
	14719	D-661		X028	—	36.77	0.0070	—	—	DOUBLE R.C.B.C.	FAIRFAX CO. PARKWAY OVER LONG BRANCH CREEK.
	14719	PE105		—	- 435.53	7,619.47	1.4431	5,105.78	0.9670	PRELIMINARY ENGINEERING	FROM: 0.020 MILES EAST OF NEWINGTON ROAD TO: 0.398 MILES EAST OF TELEGRAPH ROAD

REVISED

RECOMMENDED FOR APPROVAL FOR RIGHT OF WAY ACQUISITION
8/15/94 DATE — SECONDARY ROADS ENGINEER
8/15/94 DATE — STATE LOCATION AND DESIGN ENGINEER
8/15/94 DATE — ASSISTANT COMMISSIONER FOR PLANNING AND PROGRAMMING
8/16/94 DATE — CHIEF ENGINEER

APPROVED FOR RIGHT OF WAY ACQUISITION
8/15/94
R000-029-249,C-528 ONLY

RECOMMENDED FOR APPROVAL FOR CONSTRUCTION
12/5/95 DATE — SECONDARY ROAD ENGINEER
DATE — STATE LOCATION AND DESIGN ENGINEER
12/7/95 DATE — ASSISTANT COMMISSIONER FOR FINANCE PLANNING & PROGRAMMING

APPROVED FOR CONSTRUCTION
12/7/95 DATE — CHIEF ENGINEER

APPROVED
DATE — DIVISION ADMINISTRATOR FEDERAL HIGHWAY ADMINISTRATION U.S. DEPARTMENT OF TRANSPORTATION

WITH RESPECT TO DRAWINGS PREPARED BY SVERDRUP CORP.
FOR SVERDRUP CORP.
JOHN D. LYNCH (DATE)
VIRGINIA REG. NO. 17646

SUPERVISED BY... RAYMOND BURKHARDT
DESIGNED BY ..SVERDRUP CORP. (703) 790-0040
REVISED BY .....
9420 89F10

PRINTS SENT TO — NO. — DATE
R/W DIV. — ADVANCE PLANS / COMPLETED PLANS
DIST. ENGR — ADVANCE PLANS / COMPLETED PLANS FOR UTILITIES
RES. ENGR — ADVANCE PLANS / COMPLETED PLANS
CONSTR. ENGR.

CODE NO. 6010

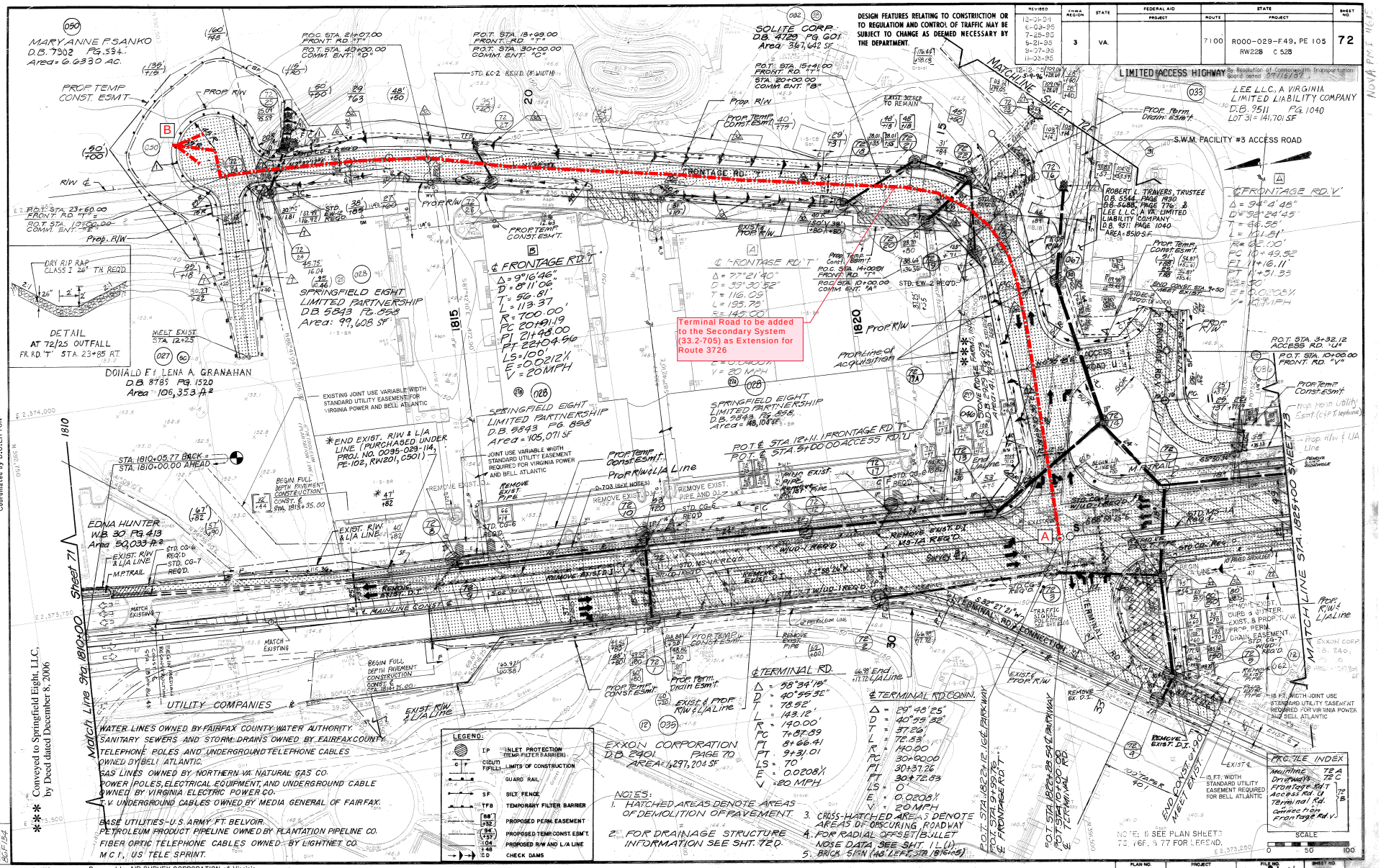
TYPE CODE 3-1000-S

COPYRIGHT 1995, COMMONWEALTH OF VIRGINIA

A25007

PLAN NO. — PROJECT R000-029-F49,PE105 RW 228, C528 — FILE NO. 60-26-4 — SHEET NO. 1

ATTACHMENT 3



Design by SVERDRUP & PARCEL AND ASSOC., INC.
Coordinated by D.O.LITTON

Conveyed to Springfield Eight, LLC, by Deed dated December 8, 2006

ATTACHMENT 4

R000-029-F49 C528

Terminal Road, Route 3726 Addition

Fairfax County – Mount Vernon District

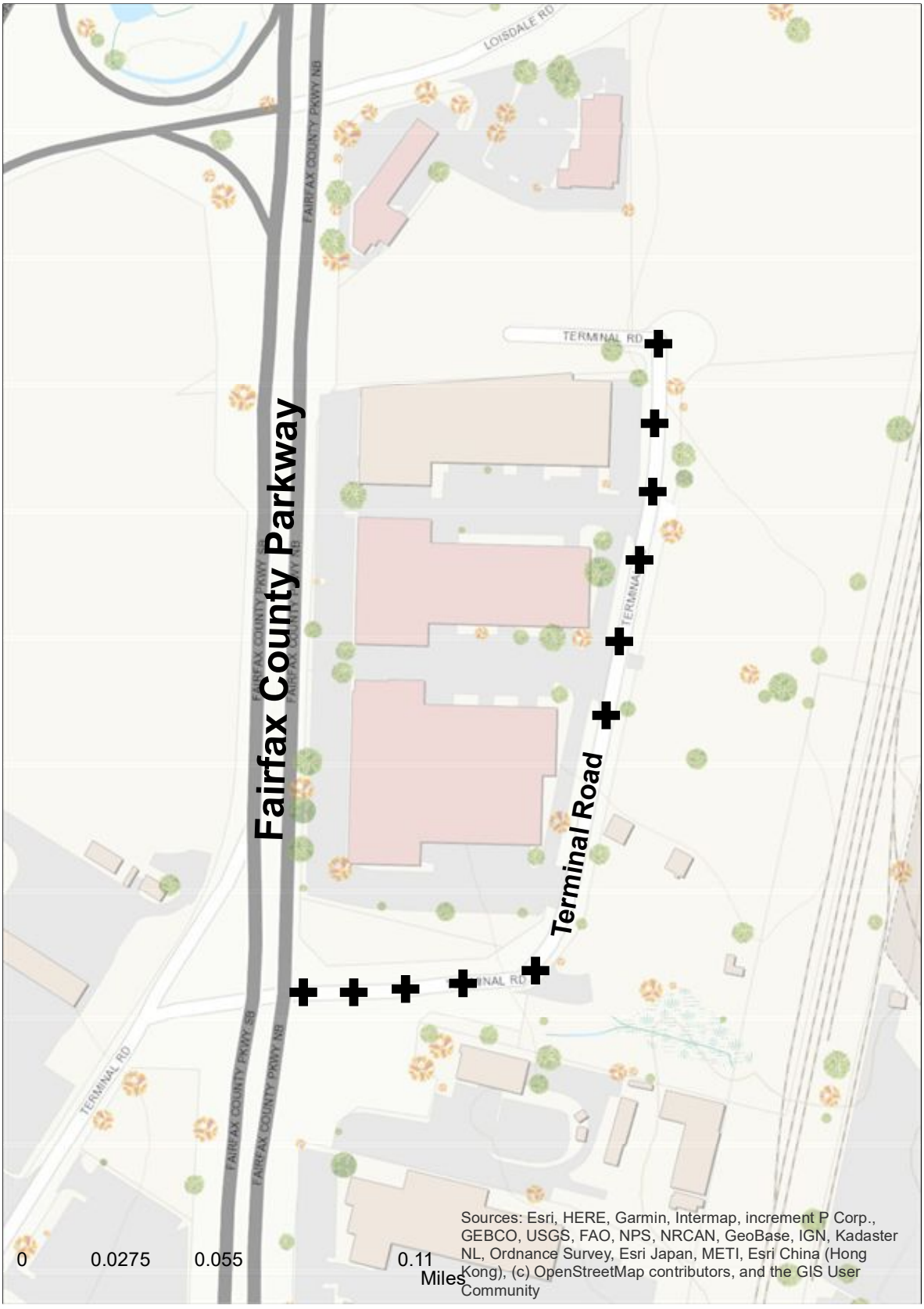
Tax Map: 99-1 & 99-3

Segment	Street Name/Route #	Addition	Abandonment	Discontinuance	From	To
A-> B	Terminal Road Route 3726	0.27 mi	--	--	CL Fairfax County Parkway, Route 286	0.27 mi NE to End of Cul-de-Sac

1

Terminal Road Addition Vicinity Map

Mount Vernon District



N

Tax Maps 99-1 and 99-3

✚ Denotes Area to be Added

Board Agenda Item
May 19, 2026

CONSIDERATION – 1

Appeal of Exception Review Committee Decision of the Chesapeake Bay Preservation Ordinance for 6624 Tunlaw Court, Alexandria, VA 22312, Tax Map Nos. 071-4 ((01)) 0069 and 071-4 ((14)) A (Mason District)

ISSUE:
Board of Supervisors (Board) consideration of an appeal of the Exception Review Committee's (ERC) decision to deny an encroachment exception request under *§ 118-6-7* (Loss of Buildable Area) of the Chesapeake Bay Preservation Ordinance (CBPO), *Code of the County of Fairfax, Virginia,* and disapprove the associated Water Quality Impact Assessment (WQIA).

TIMING:
Board consideration is requested on May 19, 2026.

BACKGROUND:
David McElhaney, on behalf of the owner, Abdul Ahmady, has submitted an appeal (Attachment 1) of November 5, 2025, decision of the Exception Review Committee denying the request for an exception to encroach into the Resource Protection Area (RPA) to allow the construction of a single-family detached dwelling within the seaward 50 feet of RPA buffer.

Property Description and Site History: Ahmad and Amina Ahmady are the owners of parcels referenced by tax map numbers Tax Map Numbers 071-4 ((01)) 0069 and 071-4 ((14)) A, in the Mason District (Property). The subject Property is undeveloped and zoned R-2. The lot recordation date was August 29, 2003. The lots total 51,575 sq. ft. The Resource Protection Area (RPA) was designated on the lot in 1993. Both lots are fully encumbered by the RPA due to the presence of Indian Run.

On June 30, 2025, the owners submitted an RPA encroachment exception (WAIV-2025-00299) to allow the construction of a single-family detached dwelling on the property with 3,170 sq. ft. of impervious area and 6,199 sq. ft. of disturbance within the RPA. Due to environmental constraints and the property's geometry, there is insufficient space to situate the home outside the RPA. The proposed encroachment into the RPA extends within the seaward 50 feet of RPA buffer. Such an encroachment requires an exception from the ERC after holding a public hearing. To grant an exception, the ERC must make the findings in CBPO §118-6-6 and approve a Water Quality Impact Assessment (Attachment 2).

Concurrent with the RPA Encroachment exception, the owners submitted a Variance application (VC 2022-MA-00020) to permit a reduced front yard to maximize the distance from Indian Run. At the request of the applicant, on November 19, 2025, the Board of Zoning Appeals voted unanimously to defer decision indefinitely, pending final resolution of this RPA exception.

ERC Decision: On November 5, 2025, the ERC held a public hearing to consider the Appellants' request for an exception. County staff recommended approval, subject to conditions, as set forth in the Proposed Conditions contained in Attachment A of the Staff Report (Attachment 3).

Following the public hearing, the ERC voted 7-1 to deny the application (Attachment 4). The ERC concluded the application did not meet three of the six required findings in CBPO §118-6-6. The ERC found that granting an exception would confer a special privilege upon the Appellants based on previous disapprovals of exceptions for accessory structures encroaching in the seaward 50 feet. The ERC concluded:

> Granting this exception would allow the applicant to build a substantial part of the house within 50' seaward of Indian Run. This would be in direct conflict with two previous ERC decisions, Wood Glenn and Whann Avenue, where the applicants proposed to build swimming pools within 50' seaward of a stream and were denied. The Whann Avenue denial was subsequently appealed to the Fairfax County Board of Supervisors which upheld the ERC denial. Moreover, the ERC approved a swimming pool for 7819 Southdown Road and noted that none of the pool was to be built within the 50 seaward feet of a stream.

The ERC also determined that the request for the exception was not in harmony with the intent of the CBPO. The ERC concluded:

> Applicant's proposed plantings plus the promised vegetated buffer and BMPs may mitigate for the water quality impact of the house but calculations have not been provided. There is concern about the process by which the lot was classified as buildable, and whether that 2006 classification is still viable.

The ERC also determined that reasonable and appropriate conditions shall be imposed to prevent a degradation of water quality. The ERC concluded:

> The 6.1' variance from the front setback requirement will need to be approved by the County. Otherwise, the house would intrude into the 15' buffer of the floodplain.

Appeal: On December 5, 2025, the applicant appealed the ERC decision and requested that the Board overturn the ERC's decision and approve their application for the RPA Encroachment Exception and WQIA. The appellant provides the following responses to

the ERC's conclusions as justification for approving the exception request:

In response to the ERC's conclusion that granting this exception would allow the applicant to construct a substantial portion of the house within 50 feet seaward of Indian Run, the appellant states, in summary:

> The ERC improperly applied precedent by comparing this application to prior swimming pool applications, which are not relevant to the construction of a single-family dwelling. Swimming pool applications are evaluated as accessory structures, whereas this application was submitted under the loss-of-buildable-area provision. Approval of this application would neither break precedent nor establish a new one, given the fact-specific nature of each case before the ERC. Contrary to the ERC's position, similar encroachments have been approved by the ERC and the Board of Supervisors in the past, and an approval of this type is a contemplated and appropriate outcome under the RPA encroachment exception process.

The appellant's appeal includes examples of prior approved applications for encroachments into the seaward 50 feet for loss of buildable area.

In response to the ERC's conclusion that the application was not in harmony with the intent of the CBPO, the appellant states, in summary:

> The application included calculations demonstrating water quality performance exceeding the County's requirements. During the ERC meeting, the applicant offered to provide additional plantings, reduce impervious area by decreasing the size of the proposed deck, and submit follow-up calculations that had been prepared to quantify the water quality impact. The applicant asserts that these opportunities were not afforded.
>
> The applicant further noted that the lot has been taxed by the County as a buildable lot since 2006. Staff presented lot validation documentation to the ERC (24530-LV-003-1) during the hearing, indicating that the lot was determined to be buildable in 2006, after adoption of the RPA. The applicant maintains that, regardless of the parcel's tax status, the question of buildability lies beyond the ERC's authority and is not a proper basis for determining compliance with the CBPO.

Summary and Conclusion: This case is subject to the CBPO § 118-6-7 "Exceptions for loss of buildable area in a resource protection area" criteria, and it must satisfy all six findings in CBPO § 118-6-6. The staff report developed for the ERC public hearing concluded that the application satisfied all six criteria thereby met the criteria to grant an exception of CBPO § 118-6-7.

Board Agenda Item
May 19, 2026

EQUITY IMPACT:
None.

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
Attachment 1 – Appeal Letter
Attachment 2 – Water Quality Impact Assessment (WQIA-2025-00034)
Attachment 3 – Staff Report - RPA Encroachment Exception Request (WAIV-2025-00299)
Attachment 4 – ERC Resolution

STAFF:
Jennifer Miller, Deputy County Executive
William Hicks, P.E., Director, Land Development Services (LDS)
Kirsten Munz, P.E., AICP, Director, Site Development and Inspection Division (SDID), LDS
Stephen Strackbein, Enforcement Administrator, SDID, LDS

ASSIGNED COUNSEL:
Marc E. Gori, Assistant County Attorney

PLANNERS
ENGINEERS
LANDSCAPE ARCHITECTS
LAND SURVEYORS

December 3, 2025

The Board of Supervisors of the County of Fairfax, Virginia
12000 Government Center Parkway
Fairfax County, Virginia 22035

Subject Property: 6624 Tunlaw Court, Tax Map No.: 0714010069 & 071414A, Mason District

Reference: Appeal of the Denial of Resource Protection Area Encroachment Exception #WAIV-2025-00299 and Water Quality Impact Assessment #WQIA-2025-00034

Dear Board Members:

On November 5, 2025, the Exception Review Committee (ERC) denied the Resource Protection Area (RPA) Encroachment Exception #WAIV-2025-00299 and Water Quality Impact Assessment (WQIA) #WQIA-2025-00034 for a proposed single-family dwelling (the "Application") at 6624 Tunlaw Court (the "Property"). This denial was made under Section 118-6-7 of the Chesapeake Bay Preservation Ordinance (CBPO). On behalf of the property owner, Mr. Abdul S. Ahmady (referred to herein as the "Applicant" or "Appellant"), we respectfully appeal the ERC's decision and ask that the Board overturn the ERC's decision. Copies of the ERC's denial letter and associated Resolution are attached for your reference.

Background

By way of background, the Appellant seeks to construct a single-family home, the permitted and intended use for the R-2-zoned Property, and has filed both a variance application (to reduce the front yard setback, which allows for development outside of the floodplain and reduces encroachment into the RPA) and a RPA Encroachment Exception to allow for the single-family home. Staff have reviewed both of these applications and recommend approval. Despite staff's recommendation to approve the Application, the ERC denied the exception because it believed that an approval will a) confer upon the applicant special privileges that have been denied under this article to other property owners who are subject to its provision and who are similarly situated, and b) that it cannot conclude that the application is in harmony with the purpose and intent of the CBPO and is not of substantial detriment to water quality. The ERC erred in its decision, as explained herein, and we respectfully ask that the Board overturn the ERC's decision.

Basis for Appeal

Pursuant to Section 118-8-1 of the CBPO, "An applicant or any other party aggrieved by any decision of the Exception Review Committee in the administration of this Chapter may, within 30 days of such decision, appeal the decision to the Board of Supervisors." As the Applicant and property owner, Mr. Ahmady is aggrieved by the ERC's decision, which unreasonably prevents him from constructing a modest single-family dwelling on his property. He has owned this property for over twelve years, and the proposed house siting represents the only viable location due to the numerous site constraints. For the reasons stated herein, the ERC's decision was based on criteria that extend beyond those prescribed in Section 118-6-6 of the CBPO, which provide the required findings upon which an exception may be granted.

Response to ERC's Findings for Denial

The ERC's justification for denial, as detailed in their Resolution, is as follows, and the Appellant submits the following in response to the ERC's findings for denial :

1. Granting this exception **will** confer upon the applicant special privileges that have been denied under this article to other property owners who are subject to its provision and who are similarly situated;

    - *"Granting this exception would allow the applicant to build a substantial part of the house within 50' seaward of Indian Run. This would be in direct conflict with two previous ERC decisions, Wood Glenn and Whann Avenue, where the applicants proposed to build swimming pools within 50' seaward of a stream and were denied. The Whann denial was subsequently appealed to the Fairfax County Board of Supervisors which upheld the ERC denial. Moreover, the ERC approved a swimming pool for 7819 Southdown Road and noted that none of the pool was built within the 50 seaward feet of a stream."*

    Appellant's Response:

    - **Misapplication of precedent cases**: The ERC's denial is based on examples of swimming pools proposed within the 50-foot seaward buffer. These examples are not relevant to the current case, as this request involves the construction of a single-family home (a principal use), not an accessory structure such as a pool. The single-family home is the intended use of the property and would be consistent with adjacent uses that already exist within the RPA. Applications to allow a pool, which the ERC referenced as precedents, are accessory and recreational uses, whereas the Applicant proposes to make basic use of the property with a house. Furthermore, each of these prior cases have unique circumstances and facts specific to each application; their one commonality is a request within the 50-foot seaward buffer (which is an allowed encroachment through an exception in accordance with 118-6-6). Approval of the Application would neither break precedent or establish a new precedent given the discrete nature of each case before the ERC, and an approval of this type is an anticipated outcome of the RPA encroachment exception process.

- This application proposes a small home on a lot that is severely constrained due to the location of Indian Run, the floodplain and associated 15-foot setback, Tunlaw Court public right-of-way, and zoning setback lines. To be conscious of the environmental features and further reduce the impact on the RPA and floodplain, the property owner has submitted a variance (VC 2022-MA-0020) application to reduce the front yard setback to move the house as far as possible from the edge of the creek. There is no other viable location to propose the home and the variance limits the encroachment into the RPA. If the proposed house was shifted outside the 50-foot seaward buffer, it would be within the Tunlaw Court public right-of-way, which obviously is not possible. This application limits the encroachment to the extent possible and even requests a variance of the zoning ordinance to reduce the exception to the CBPO.

- **Previous ERC approvals**: Contrary to the ERC's position, similar encroachments have been approved by the ERC and Board of Supervisors in the past, including:
  - **6926 Clifton Road (CBE #027084, revised 000242-WRPA-001-2)**, approved August 3, 2005, where the ERC permitted the entire footprint of a single-family home to be built within the RPA, including within the 50-foot seaward buffer.
  - **6803 Dilon Avenue (4285-WRPA-004-2, WQIA285-WQ-002-2)**, approved October 5, 2016, where the ERC allowed the demolition of a smaller dwelling and the construction of a larger home almost entirely within the RPA, including substantial disturbance within the 50-foot seaward buffer for a deck and rear yard clearing.
  - **3404 Hockett Street (CBE #25172-WRPA-001-2)** was approved **by the Board of Supervisors** because it was in conjunction with a Special Exception (SE-2009-MA-026) to allow for clearing and grading within the 50-foot seaward buffer.

  Accordingly, granting the exception will not confer upon the applicant any special privileges that are denied by this article to other property owners who are subject to its provisions and who are similarly situated, satisfying Section 118-3-2(i)(2).

2. **We cannot conclude** that the application is in harmony with the purpose and intent of the CBPO and is not of substantial detriment to water quality;

- *"Applicant's proposed plantings plus promised vegetated buffer and BMPs may mitigate for the water quality impact of the house but calculations have not been provided. There is a concern about the process by which the lot was classified as buildable, and whether that 2006 classification is still viable."*

Appellant's Response:

- **Water Quality Impact:** The ERC could not conclude that the application is in harmony with the purpose and intent of the CBPO and is not of substantial detriment to water quality because the 'Applicant's proposed plantings plus the promised vegetated buffer and BMPs may mitigate for the water quality impact of the house but

calculations have not been provided.' The Applicant both offered during the ERC meeting to provide additional plantings, reduce the imperviousness by decreasing the size of the proposed deck and to provide follow-up calculations that had been conducted to quantify the water quality impact. Specifically, the waiver application did include a detailed Water Quality Impact Assessment and RPA restoration calculations as is shown on Sheet 6 of the plans included with the application.

- The Applicant was not afforded an opportunity to address the ERC's concern; the Applicant has proposed the installation of possible stormwater (SWM) and Best Management Practices (BMPs), along with vegetated buffers to mitigate water quality impacts. Additionally, the final design for these practices, including all computations, will be provided with the in-fill grading plan, as agreed upon with LDS during the waiver review process and is customary with these types of applications. Moreover, a proposed condition as documented in the staff report was a commitment that "the applicant shall provide on-site best management practices such that water quality benefits exceed the detriments, as demonstrated with supporting computations on the future grading plan and as approved by LDS."

- Based on preliminary water quality compliance calculations assuming roof top disconnection (using two gravel detention basins), the target phosphorus removal rates will be exceeded by .03 lbs which exceeds the county's water quality requirements. It is noted that if this were a typical by-right development, no BMP measures would be required due to the amount of undisturbed open space on the property. Following development as proposed by the Applicant, 94% of the subject property will remain as pervious surface, and 76 % will remain forested (currently the property is 87% forested). While the Applicant is introducing additional measures to offset the impact of development on its property, the Applicant also acknowledges that the proposed disturb area of the subject property only comprises 0.028% of the watershed that drains to this point at Indian Run, of which much of the development in the watershed does not contain stormwater management.

- **Buildable Lot:** The ERC also expressed 'concern about the process by which the lot was classified as buildable, and whether that 2006 classification [that the lot was determined to be buildable] is still valid.' This lot has been classified as a buildable lot since 2006, it has been taxed as such, and this determination is beyond the scope of the ERCs authority and, as an initial matter, is not a basis for its compliance with Section 118-3-2(i)(3).

- During the meeting, Mohan Bastakoti confirmed that the lot was buildable and shared the approving document on the screen for the ERC to review. The Applicant and Mohan Bastokoti also responded to the ERC's concern about the process by which the lot was classified as buildable by confirming that the subject property was determined to be building in 2006, after the adoption of the Chesapeake Bay Preservation Ordinance in 2003; that is to say that RPA existed on the subject property when the subject property was determined to be buildable.

- The subject property is classified as a "buildable-poor lot", which is a distinctly different classification from "undevelopable" in the Fairfax County tax records. The RPA buffer imposed by the CBPO further restricts any potential for development, essentially rendering the lot undevelopable without the granting of this exception. The appellant has paid full taxes on the property based upon its designation as a 'buildable-poor lot" since purchasing it in January 2013.

- Lot Validation 24530-LV-003-1 was issued on October 6, 2006 and is provided as an attachment to this letter.

- **LDS staff recommended condition approval**: LDS staff recommended conditional approval of the application as found in their October 7th, 2025, staff report, and notably found that 'it is the opinion of staff that this application is in harmony with the purpose and intent of this chapter and is not of substantial detriment to water quality.'

- **Reduction of the proposed dwelling footprint**: Changes were made to the application and coordinated with LDS staff to reduce the footprint of the proposed home to match that which was previously approved by the Board of Zoning Appeals in 2015 (Variance Application VC 2014-MA-003) as was requested with the current variance application (VC 2022-MA-0020) being concurrently processed.

- In summary, **consistent with staff's recommendation,** this application is in harmony with the purpose and intent of this chapter and is not of substantial detriment to water quality is in harmony with the purpose and intent of the CBPO; the proposed vegetation and BMPs in the application safeguards clean waters from pollution and will provide water quality improvements that exceed county and state requirements, satisfying Section 118-3-2(i)(3).

Conclusion

The Appellant respectfully asserts that the proposed development meets the intent and purpose of the CBPO. The subject property's physical constraints—resulting from the location of Indian Run, the floodplain, the required setbacks, and the public right-of-way—make it impossible to build a single-family home without encroaching on the RPA. This encroachment and RPA exception is the only feasible option to construct a dwelling on the lot.

The property has been rendered undevelopable by the adoption of the CBPO, and as such, the exception is necessary for any reasonable use of the property. The provisions of the CBPO anticipate circumstances such as this and created an exception process by which exceptions may be granted, subject to certain findings, which County staff find the Applicant satisfies. We urge the Board of Supervisors to overturn the ERC's decision and approve Resource Protection Area Encroachment Exception #WAIV-2025-00299 and Water Quality Impact Assessment #WQIA-2025-00034.

We appreciate your time and consideration of this appeal. Please do not hesitate to contact us should you require additional information or clarification.

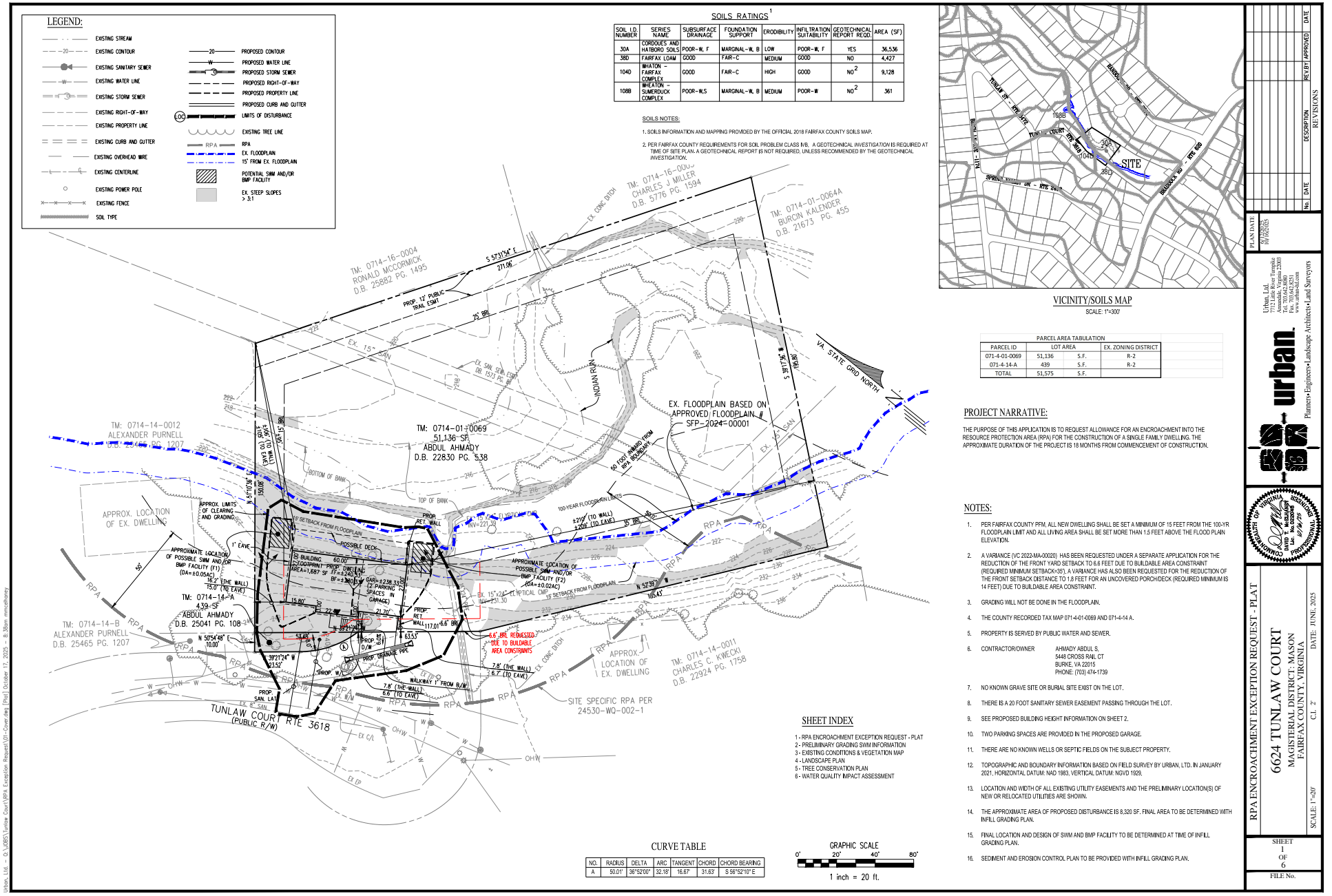
Sincerely,

URBAN, LTD.

David T. McElhaney, P.E.
Principal

Enclosures:
A. RPA Exception Staff Report
B. ERC Denial and Resolution
C. Lot Validation

Cc: Supervisor Jimenez, Mason District Supervisor
Jill Cooper, Clerk to the Board of Supervisors
Mohan Bastakoti, Stormwater Specialist, Engineer IV, SDID, LDS
Daniel Rizzo, Engineer V, South Branch Chief, LDS
Ahmad Ahmady, Owner Representative
Aaron Frank, Cooley LLP



SOILS RATINGS [1]

SOIL I.D. NUMBER	SERIES NAME	SUBSURFACE DRAINAGE	FOUNDATION SUPPORT	ERODIBILITY	INFILTRATION SUITABILITY	GEOTECHNICAL REPORT REQD.	AREA (SF)
30A	CORDOUES AND HATBORO SOILS	POOR-W, F	MARGINAL-W, B	LOW	POOR-W, F	YES	36,536
38D	FAIRFAX LOAM	GOOD	FAIR-C	MEDIUM	GOOD	NO	4,427
104D	WHATON - FAIRFAX COMPLEX	GOOD	FAIR-C	HIGH	GOOD	NO [2]	9,128
108B	WHEATON - SUMERDUCK COMPLEX	POOR-W,S	MARGINAL-W, B	MEDIUM	POOR-W	NO [2]	361

SOILS NOTES:

1. SOILS INFORMATION AND MAPPING PROVIDED BY THE OFFICIAL 2018 FAIRFAX COUNTY SOILS MAP.
2. PER FAIRFAX COUNTY REQUIREMENTS FOR SOIL PROBLEM CLASS IVB, A GEOTECHNICAL *INVESTIGATION* IS REQUIRED AT TIME OF SITE PLAN. A GEOTECHNICAL *REPORT* IS NOT REQUIRED, UNLESS RECOMMENDED BY THE GEOTECHNICAL *INVESTIGATION*.

VICINITY/SOILS MAP
SCALE: 1"=300'

PARCEL AREA TABULATION

PARCEL ID	LOT AREA		EX. ZONING DISTRICT
071-4-01-0069	51,136	S.F.	R-2
071-4-14-A	439	S.F.	R-2
TOTAL	51,575	S.F.	

PROJECT NARRATIVE:

THE PURPOSE OF THIS APPLICATION IS TO REQUEST ALLOWANCE FOR AN ENCROACHMENT INTO THE RESOURCE PROTECTION AREA (RPA) FOR THE CONSTRUCTION OF A SINGLE FAMILY DWELLING. THE APPROXIMATE DURATION OF THE PROJECT IS 18 MONTHS FROM COMMENCEMENT OF CONSTRUCTION.

NOTES:

1. PER FAIRFAX COUNTY PFM, ALL NEW DWELLING SHALL BE SET A MINIMUM OF 15 FEET FROM THE 100-YR FLOODPLAIN LIMIT AND ALL LIVING AREA SHALL BE SET MORE THAN 1.5 FEET ABOVE THE FLOOD PLAIN ELEVATION.
2. A VARIANCE (VC 2022-MA-00020) HAS BEEN REQUESTED UNDER A SEPARATE APPLICATION FOR THE REDUCTION OF THE FRONT YARD SETBACK TO 6.6 FEET DUE TO BUILDABLE AREA CONSTRAINT (REQUIRED MINIMUM SETBACK=35'). A VARIANCE HAS ALSO BEEN REQUESTED FOR THE REDUCTION OF THE FRONT SETBACK DISTANCE TO 1.8 FEET FOR AN UNCOVERED PORCH/DECK (REQUIRED MINIMUM IS 14 FEET) DUE TO BUILDABLE AREA CONSTRAINT.
3. GRADING WILL NOT BE DONE IN THE FLOODPLAIN.
4. THE COUNTY RECORDED TAX MAP 071-4-01-0069 AND 071-4-14 A.
5. PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
6. CONTRACTOR/OWNER — AHMADY ABDUL S., 5448 CROSS RAIL CT, BURKE, VA 22015, PHONE: (703) 474-1739
7. NO KNOWN GRAVE SITE OR BURIAL SITE EXIST ON THE LOT.
8. THERE IS A 20 FOOT SANITARY SEWER EASEMENT PASSING THROUGH THE LOT.
9. SEE PROPOSED BUILDING HEIGHT INFORMATION ON SHEET 2.
10. TWO PARKING SPACES ARE PROVIDED IN THE PROPOSED GARAGE.
11. THERE ARE NO KNOWN WELLS OR SEPTIC FIELDS ON THE SUBJECT PROPERTY.
12. TOPOGRAPHIC AND BOUNDARY INFORMATION BASED ON FIELD SURVEY BY URBAN, LTD. IN JANUARY 2021. HORIZONTAL DATUM: NAD 1983, VERTICAL DATUM: NGVD 1929.
13. LOCATION AND WIDTH OF ALL EXISTING UTILITY EASEMENTS AND THE PRELIMINARY LOCATION(S) OF NEW OR RELOCATED UTILITIES ARE SHOWN.
14. THE APPROXIMATE AREA OF PROPOSED DISTURBANCE IS 8,320 SF. FINAL AREA TO BE DETERMINED WITH INFILL GRADING PLAN.
15. FINAL LOCATION AND DESIGN OF SWM AND BMP FACILITY TO BE DETERMINED AT TIME OF INFILL GRADING PLAN.
16. SEDIMENT AND EROSION CONTROL PLAN TO BE PROVIDED WITH INFILL GRADING PLAN.

SHEET INDEX

1 - RPA ENCROACHMENT EXCEPTION REQUEST - PLAT
2 - PRELIMINARY GRADING SWM INFORMATION
3 - EXISTING CONDITIONS & VEGETATION MAP
4 - LANDSCAPE PLAN
5 - TREE CONSERVATION PLAN
6 - WATER QUALITY IMPACT ASSESSMENT

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
A	50.01'	36°52'00"	32.18'	16.67'	31.63'	S 56°52'10" E

GRAPHIC SCALE
0' 20' 40' 80'
1 inch = 20 ft.

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE
		REVISIONS			

PLAN DATE
10/28/2025

Urban, Ltd.
7712 Little River Turnpike
Annandale, Virginia 22003
Tel. 703.642.8080
Fax. 703.642.9251
www.urbanltd.com
Planners • Engineers • Landscape Architects • Land Surveyors

COMMONWEALTH OF VIRGINIA — DAVID L. MCELROY — Lic. No. 022068 — 10/28/25 — PROFESSIONAL ENGINEER

RPA ENCROACHMENT EXCEPTION REQUEST - PLAT

6624 TUNLAW COURT

MAGISTERIAL DISTRICT: MASON
FAIRFAX COUNTY, VIRGINIA

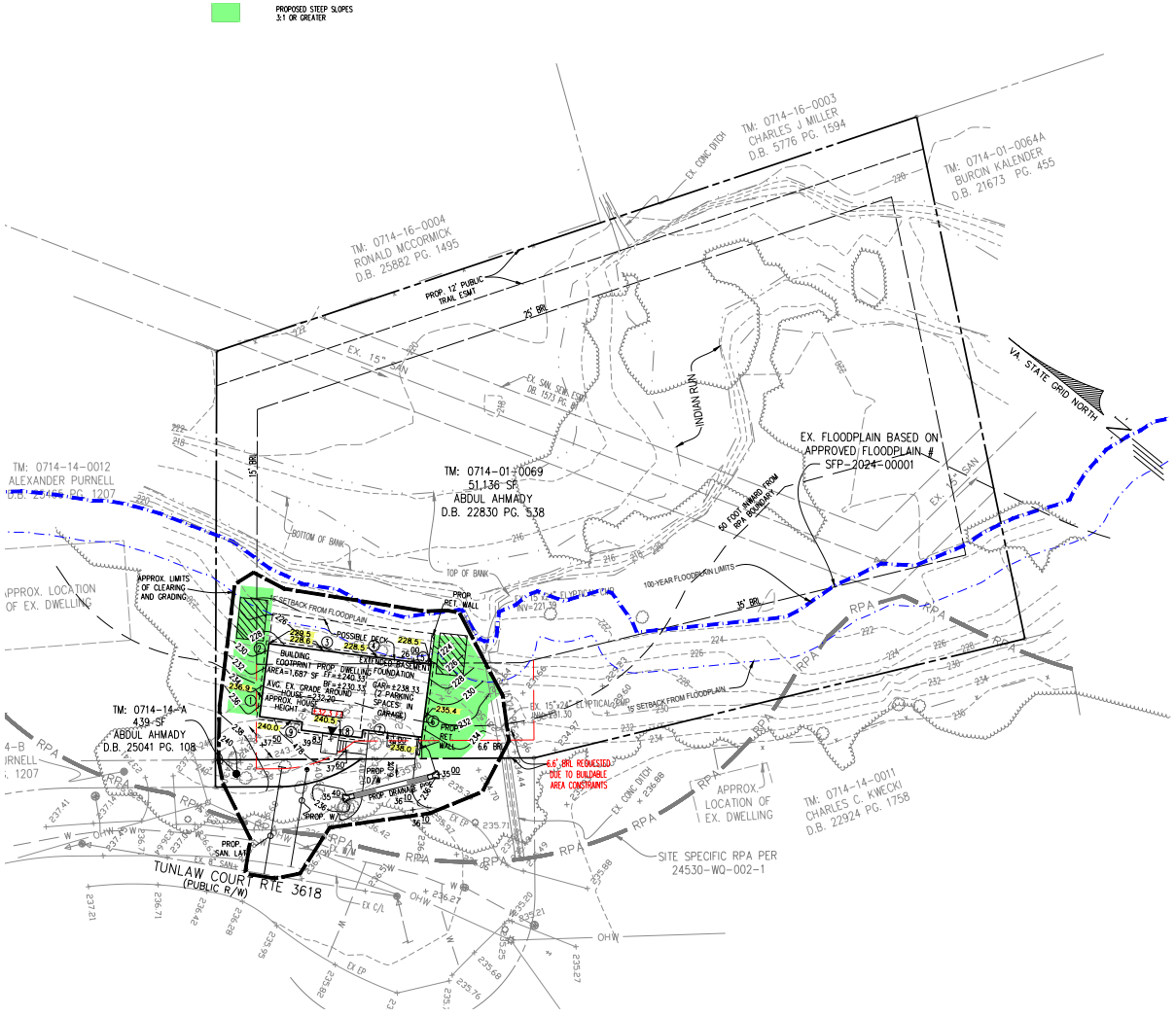
DATE: JUNE, 2025

SCALE: 1"=30' C.I. 2'

SHEET 1 OF 6

FILE No.

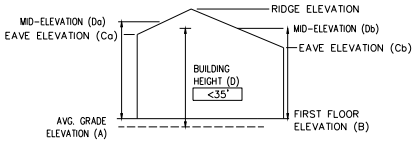
Urban, Ltd. - Q:\JOBS\Tunlaw Court\RPA Exception Request\01-Cover.dgn [Proj] October 17, 2025 - 8:39am mmcelhaney



NO	EXISTING GRADE	PROPOSED GRADE
1	236.9	234.5
2	229.5	229.5
3	228.6	226.2
4	228.3	226.0
5	228.5	226.0
6	235.4	232.7
7	238.0	238.0
8	240.5	238.3
9	240.0	238.3
SUBTOTAL	2105.7	2089.5
AVE. GRADE	234.0	232.2

LOWEST AVE GRADE	PROP FF ELEVATION	FF TO EAVE HEIGHT	FF TO RIDGELINE HEIGHT	FF TO MID ROOF HEIGHT	EAVE ELEVATION	RIDGELINE ELEVATION	MID ROOF ELEVATION	BUILDING HEIGHT
232.2	240.33	20.7	27.5	24.1	261.03	267.83	264.43	32.3

BUILDING HEIGHT DETAILS



HEIGHT PERMITTED = 35' FOR ALL UNITS

NOTE: FINAL ARCHITECTURAL INFORMATION NOT AVAILABLE AT THIS TIME. ACTUAL BUILDING HEIGHT WILL BE CONFIRMED PRIOR TO BUILDING PERMIT ISSUANCE.

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

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

This information is required under Zoning Ordinance subsection 8101.1.G.

1. Plat is at a minimum scale of 1"=50' (Unless it is depicted on one sheet with a minimum scale of 1"=100')
2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet(s) 4. If infiltration is proposed the soils should be tested for suitability prior to submission of the development plan and results of the infiltration test provided as part of the description of the facility.
3. Provide:

Facility Name/ Type & No. (E.g. dry pond, infiltration trench, underground vault, etc...)	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage volume (cf)	If pond, dam height (ft.)	
F1	+/- 0.05	--	+/- 0.05	+/- 120 SF	± 180 CF	N/A	★
F2	+/- 0.02	--	+/- 0.02	+/- 80 SF	± 120 CF	N/A	★
Totals:	± 0.07	--	+/- 0.07	+/-200 SF	± 300 CF		

4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet(s) 1. Pond inlet and outlet pipe systems are shown on Sheet(s) N/A.
5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet(s) N/A. Type of maintenance access road surface noted on the plat is N/A (asphalt, geoblock, gravel, etc.)
6. Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) 1.
7. Stormwater management and BMP narratives including Virginia Runoff Reduction Spreadsheet and descriptions of how detention and best management practices requirements will be met are provided on Sheet(s) 7.
8. A description of existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet(s) N/A. If the outfall is proposed to be improved off-site it should be specifically noted. Future infill grading plan
9. A detailed description and analysis of how the channel protection requirements and flood protection requirements of each numbered outfall will be satisfied per Stormwater Management Ordinance and Public Facilities Manual are provided on Sheet(s) 7
10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet(s) 1
11. A submission waiver is required for N/A
12. Stormwater management is not required because To be determined with infill grading plan. Potential facilities are shown.

★ F1, F2 ARE POSSIBLE SWM/BMP FACILITIES WHICH MAY INCLUDE UNDERGROUND GRAVEL STORAGE. FINAL DESIGN, IF REQUIRED, TO BE DETERMINED WITH INFILL GRADING PLAN.

13

Revised: 8/4/15 Revised Zoning Citations Only 7/1/2021

No.	DATE	DESCRIPTION	REV BY	APPROVED	DATE
		REVISIONS			

PLAN DATE: 10/28/25

Urban, Ltd.
7712 Little River Turnpike
Suite 103, Annandale, VA 22003
Tel. 703.642.8080
Fax. 703.642.9251
www.urbanltd.com
Planners • Engineers • Landscape Architects • Land Surveyors

COMMONWEALTH OF VIRGINIA — DAVID T. MCSLARROW — Lic. No. 022098 — PROFESSIONAL ENGINEER — 10/28/25

PRELIMINARY GRADING SWM INFORMATION

6624 TUNLAW COURT

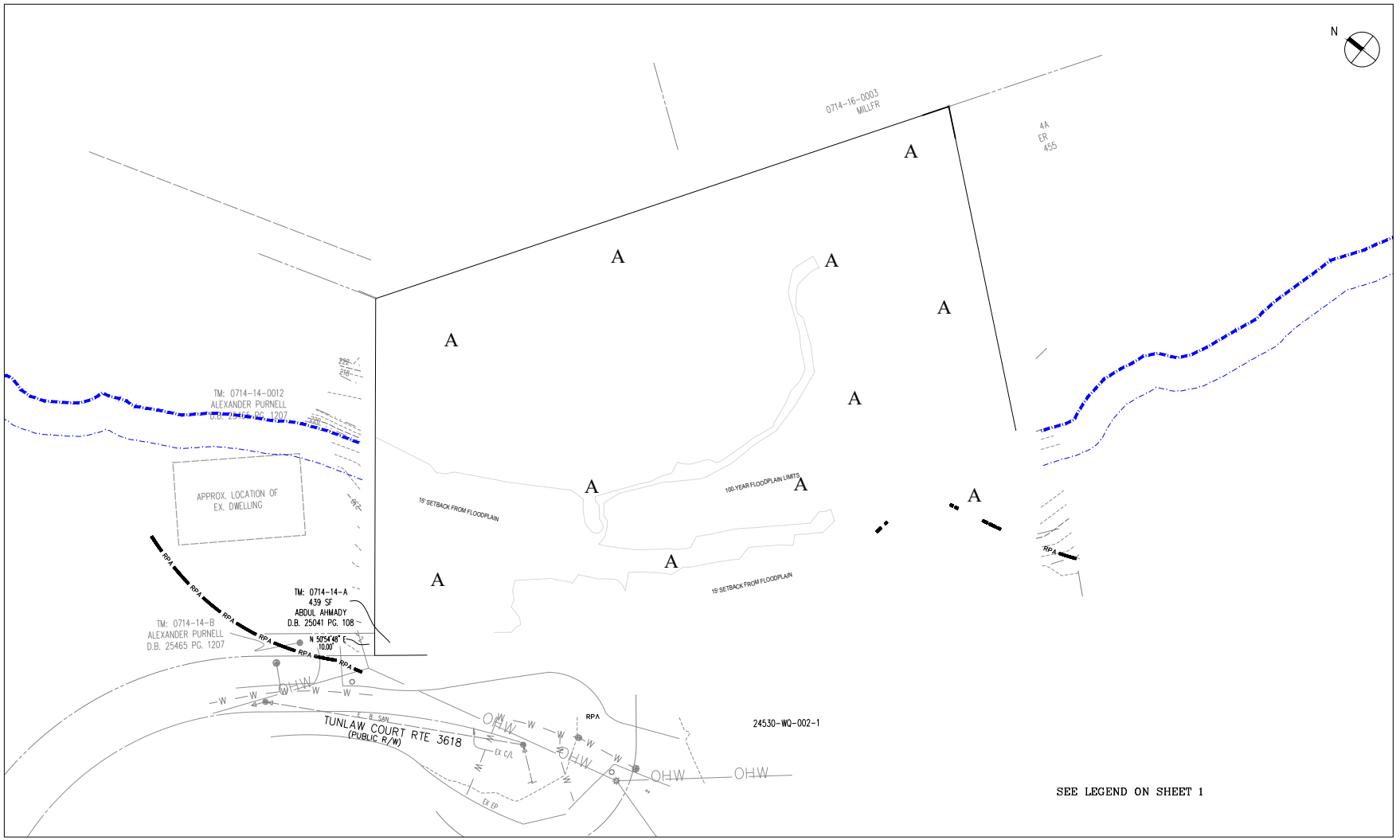
MAGISTERIAL DISTRICT: MASON
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=20' C.I. 2' DATE: JUNE, 2025

SHEET 2 OF 6

FILE No.

Urban, Ltd. - Q:\JOBS\Tunlaw Court\RPA Exception Request\01-Cover.dgn [B:D, HEIGHT] October 17, 2025 - 8:38am mmatheny



EXISTING VEGETATION SUMMARY

Key	Cover Type	Primary Species	Successional Stage	Condition	Acreage	Comments
A	Upland Forest	NORTHERN RED OAK (QUERCUS RUBRA) (DBH 18" TO 32"), SOUTHERN RED OAK (QUERCUS FALCATA) (DBH 18"-30"), AMERICAN BEECH (FAGUS GRANDIFOLIA) (DBH 2"-30"), AND TULIP POPLAR (LIRODENDRON TULIPIFERA) (DBH 6"-18")	Climax	Fair - Good	1.03 ac. (44,728 s.f.)	THIS COVER TYPE CONSISTS PRIMARILY OF RED OAK, TULIP POPLAR AND AMERICAN BEECH. THE COVER TYPE IS SPREAD ACROSS THE SITE. TREES ARE GENERALLY LARGER (15"-32" DBH) TO THE WEST OF INDIAN RUN AND SMALLER TO THE EAST (8"-14" DBH). UNDERSTORY INCLUDES REGENERATION OF OVERSTORY SPECIES AS WELL AS YOUNG RED MAPLES AND SLIPPERY ELM. GROUNDCOVER IS GENERALLY SPARSE DUE TO LEAF LITTER BUT INCLUDES SOME VIRGINIA CREEPER, NATIVE FERNS, AND ASSORTED GRASSES. INVASIVE SPECIES PRESENT ARE PRIMARILY AT THE FOREST'S EDGE ALONG TUNLAW COURT, WHICH INCLUDE MIMOSA TREE, GRAPE VINES, HONEY SUCKLE, ENGLISH IVY, AND WINEBERRY. VEGETATION IS IN GOOD CONDITION. FEW TREES ALONG THE INDIAN RUN STREAMBANK ARE UNDERCUT ON THE WESTERN SIDE.
B	Open Field	n/a	n/a	n/a	0.15 ac. (6,847 s.f.)	This cover type consists of clearings in the surrounding canopy and is located primarily along Indian Run. The area just east of Indian Run is largely sediment, sand, and rock deposits, though there is some ground cover present closer to the treeline.
				TOTAL	1.18 ac. (51,575 s.f.)	

Field data collected by John Lightle, ISA #MA-5174A of Urban, Ltd. during site visit on July 3, 2024.

This Plan Prepared or Approved by:
John Lightle, ISA Certified Arborist
MA-5174A

No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

REVISIONS

PLAN DATE
6/12/2025
10/16/2025

Urban, Ltd.
7712 Little River Turnpike
Annandale, Virginia 22003
Tel. 703.642.8080
Fax. 703.642.8251
www.urban-ltd.com
urban.
Planners•Engineers•Landscape Architects•Land Surveyors

COMMONWEALTH OF VIRGINIA
DAVID T. McELHAMPT
Lic. No. 022026
10/16/25
PROFESSIONAL ENGINEER

EXISTING CONDITIONS & VEGETATION MAP

6624 TUNLAW COURT
MAGISTERIAL DISTRICT: MASON
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=20'
C.I. =2
DATE: JUNE, 2025

SHEET
3
OF
6

FILE No.

Urban, Ltd. - Q:\JOBS\Tunlaw Court\RPA Exception Request\EVM.dwg [EVM] October 16, 2025 - 8:00am sschlecht

PLANT SCHEDULE

Key	Botanical Name	Common Name	Qty.	Stock Size (height/cal.)	Stock Type	10-yr Tree Canopy	Multiplier	10 Yr. Canopy Sub-Total	Remarks
Cat. I Evergreen Trees									
TA	Thuja 'Green Giant'	Green Giant Arborvitae	5	8' Ht.	B & B	50		250	Full to ground, Dense
		Total 10-yr tree canopy provided by planting =						250	

Table 12.3 Tree Preservation Target Calculations and Statement

Step		Totals	Reference
A. Tree Preservation Target Calculations and Statement			
A	Pre-development area of existing tree canopy (from Existing Vegetation Map) =	44,728	
B	Percentage of gross site area covered by existing tree canopy =	87%	
C	Percentage of 10-year tree canopy required for site (see Table 12.4) =	30%	
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation (same as line B) =	87%	
E	Tree canopy area that should be met through tree preservation (Tree Preservation Target) =	13,418	
F	Proposed percentage of canopy requirement that will be met through tree preservation =	249.6%	
G	Has the Tree Preservation Target minimum been met?	Yes	Provide Yes or No
H	If No for line G, then a request to deviate from the Tree Preservation Target must be provided on the plan that states one or more of the justifications listed in § 12-0308.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	N/A	
I	If step H requires a narrative, it shall be prepared in accordance with § 12-0308.4	N/A	
J	Place tree preservation target information before the 10-year Tree Canopy Calculations as per instructions in Table 12.9.	✓	

Table 12.9 10-Year Tree Canopy Calculation Worksheet

Step		Totals	Reference
A. Tree Preservation Target and Statement			
A 1	Place the Tree Preservation Target calculations and statement here preceeding the 10-year tree canopy	✓	see § 12-0308.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area =	51,575	§ 12-0311.1A
B2	Subtract area dedicated to parks, road frontage and =	0	§ 12-0311.1B
B3	Subtract area of exemptions =	0	§ 12-0311.1C(1) through § 12-0311.1C(6)
B4	Adjusted gross site area (B1 - B2) =	51,575	
B5	Identify the site's zoning and/or use	R-2	
B6	Percentage of 10-year tree canopy required =	30.0%	§ 12-0310.1 and Table 12.4
B7	Area of 10-year Tree Canopy Required (B4 x B6) =	15,473	
B8	Modification of 10-year Tree Canopy Requirements requested?	No	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	N/A	Sheet number
C. Tree Preservation			
C 1	Tree Preservation Target Area =	13,418	
C 2	Total canopy area meeting standards of § 12-0200 =	1,342	
C 3	C 2 x 1.25 =	1,678	§ 12-0310.3B
C 4	Total canopy area provided by unique or valuable forest or woodland communities =	0	
C 5	C 4 x 1.5 =	0	§ 12-0310.3B(1)
C 6	total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	0	
C 7	C 6 x 1.5 to 3.0 =	0	§ 12-0310.3B(2)
C 8	Canopy area of trees within resource Protection Areas and 100-year floodplains =	36,940	
C 9	C 8 x 1.0 =	36,940	§ 12-0310.3C(1)
	Canopy area of trees receiving no additional credit =	0	
C 10	Total of C3, C5, C7, and C9 =	38,618	If area of C10 is less than B7, remainder of requirement must be met through tree planting - go to D
D. Tree Planting			
D 1	Area of canopy to be met through tree planting (B7-C10) =	0	
D 2	Area of canopy planted for air quality benefits =	0	
D 3	x 1.5 =	0	§ 12-0310.4B(1)
D 4	Area of canopy planted for energy conservation =	0	
D 5	x 1.5 =	0	§ 12-0310.4B(2)
D 6	Area of canopy planted for water quality benefits =	0	
D 7	x 1.25 =	0	§ 12-0310.4B(3)
D 8	Area of canopy planted for wildlife benefits =	0	
D 9	x 1.5 =	0	§ 12-0310.4B(4)
D 10	Area of canopy provided by native trees =	0	
D 11	x 1.5 =	0	§ 12-0310.4B(5)
D 12	Area of canopy provided by improved cultivars and varieties =	0	
D 13	x 1.25 =	0	§ 12-0310.4B(6)
D 14	Area of canopy provided through tree seedlings =	0	
	x 1.0 =	0	§ 12-0310.4D(1)
D 15	Area of canopy provided through native shrubs=	0%	
	x 1.0 =	0	§ 12-0310.4D(1)
D 16	Percentage of D 14 represented by D 15 =	0.0%	Must not exceed 33% of D 14
D 17	Area of Canopy credit for planting with no added credit =	250	
D 18	Total of canopy area provided through tree planting =	250	
D 19	Is an offsite planting relief requested?	No	Yes or No
D 20	Tree Bank or Tree Fund?	No	§ 12-0312
D 21	Canopy area requested to be provided through offsite banking or tree fund =	0	
D 22	Amount to be deposited into the Tree Preservation and Planting Fund =	0	
E. Total of 10-year Tree Canopy Provided			
E 1	Total of canopy area provided through tree preservation (C 10) =	38,618	
E 2	Total of canopy area provided through tree planting (D 18) =	250	
E 3	Total of canopy area provided through offsite mechanism (D 21) =	0	
E 4	Total of 10-year Tree Canopy Provided (SF)= (E1+E2+E3)	38,868	Total of E1 through E3, area should meet or exceed area in B7

Table 12.11 Interior Parking Lot Landscaping Calculations

Note: There are no parking lots with over 20 spaces, therefore no interior or peripheral parking lot calculations are required.

TRANSITIONAL SCREENING AND BARRIER CALCULATIONS

Note: The property is being developed as a single-family, detached dwelling, therefore no transitional screening and barrier calculations are required.

PLANTING SPECIFICATIONS

1. QUALITY ASSURANCE:
   A. Landscape planting and related work shall be performed by a firm with a minimum of five years experience specializing in this type and scale of work.
   B. Applicable Specifications and Standards: Fairfax County Zoning Ordinance; Fairfax County Public Facilities Manual; Virginia Erosion and Sediment Control Handbook (VESCH); American Joint Committee on Horticultural Nomenclature; American Standard for Nursery Stock (ANSI Z60.1), latest edition; Landscape Specification Guidelines for Baltimore Washington Metropolitan Areas, latest edition, by Landscape Contractors Association MD, DC, VA.
   C. The Contractor shall guarantee all landscape improvements, including sod/seeding, for one full year from the date of initial acceptance by the owner. Contractor must contact owner at least 10 business days in advance to schedule acceptance inspection(s). Contractor must replace all dead or unacceptable plants during the following planting season.
2. SUBMITTALS: Submit the following to the Owner's Representative prior to beginning work:
   A. Copies of manufacturer's data for all materials required.
   B. Samples of required mulch material.
   C. Chemical and mechanical analysis and samples of all existing soil, topsoil, organic matter and soil mix to be used.
   D. Planting schedule showing the dates (earliest and latest) proposed for each type of plant specified, schedule each type of planting within the normal planting seasons for such work. Include requests for any proposed changes in the approved planting season and a list of proposed sources for all plant materials.
   E. List of proposed sources for all plant material;
3. DELIVERY, HANDLING AND STORAGE
   A. Deliver packaged materials in manufacturer's unopened containers or bundles, fully identified with name, brand, type, weight, & analysis. Store packaged materials in such a manner as to prevent damage or intrusion of foreign matter.
   B. Dig balled and burlapped (B&B) plants with firm, natural balls of earth, of a diameter not less than that shown on the plant list nor less than recommended by the American Standard for Nursery Stock, and of sufficient depth to include the fibrous and feeding roots. B&B plants will not be accepted if the ball is cracked or broken before or during planting operation.
   C. Deliver trees and shrubs after preparations for planting have been completed. Do not bend, bind, or tie trees or shrubs in such a manner as to damage bark, break branches or destroy natural shape. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by heeling-in bare root stock and covering plant balls with soil, peat moss or other acceptable material for balled stock. Plants shall be kept well watered and shall not remain unplanted for longer than ten (10) days after delivery.
   D. Plants shall be lifted and handled from the bottom of the ball only.
   E. Do not remove container-grown stock from containers until planting time.
4. DRAINAGE: Before planting, determine that areas to receive plant material have adequate subdrainage.
   A. The landscape contractor is responsible for drainage tests as necessary to identify any problems prior to beginning planting operations. Upon commencement of planting operations the landscape contractor assumes responsibility for soil conditions.
   B. Dig planting pits to full depth and dimensions indicated on drawings.
   C. At bottom of planting pit, excavate rectangular pit 12 inches by 12 inches by 18 inches deep. Quickly pour water into pit to a depth of 6 inches (approximately 3-3 3/4 gallon). Note time required for water to be completely absorbed. Divide time noted by 6 to achieve average rate of absorption for 1 inch of water. Where rate of absorption exceeds 60 minutes per inch, notify owner immediately for directions on how to proceed.
5. PLANTING DATES: Planting shall be done only within the following dates except as approved by Owner.
   A. Deciduous Trees and Shrubs: March 1 to May 31 and October 15 to December 15.
   B. Evergreen Trees, Shrubs and Vines: March 1 to May 31 and September 1 to November 15.
   C. All plant material shall be guaranteed by the Contractor for a period of 1 year from the date final acceptance to be in good, healthy and flourishing condition.
6. MATERIALS FOR PLANTING: Contractor must provide, load, haul, mix and spread all materials for plantings as required.
   A. Topsoil: shall be a fertile, friable natural loam, uniform in composition, free of stones, lumps, plants and their roots, debris and other extraneous matter over 1 inch in diameter, capable of sustaining vigorous plant growth. Soil shall be harvested at a single source from the O and/or A horizons of the soil profile.
      1) Topsoil shall have a pH range of 5.5 to 7.5.
      2) Topsoil shall contain 1.5-5% organic matter by dry weight.
      3) Soil Texture: sandy loam, sandy clay loam with the following particle size distribution:

Gravel	Less than 10%
Silt	15-30%
Clay	20-35%

      4) Chemical Levels shall be:

Magnesium Mg	100+ units
Phosphorus P205	150+ units
Potassium - K20	120+ units

      5) Soluble Salts/ Conductivity - Not to exceed 900 ppm/0.9 mmhos/cm (in soil); not to exceed 3000 ppm/2.5 mmhos/cm (in high organic mix)
      6) Cation exchange capacity shall be a minimum of 8 meq/100g.
   B. Clay Loam to Sandy Clay Loam Soil: shall be a fertile, friable natural loam, uniform in composition, free of stones, lumps, plants and their roots, debris and other extraneous matter over 1 inch in diameter, capable of sustaining vigorous plant growth.
      1) Soil shall have a pH range of 5.5 to 6.5.
      2) Soil shall contain 2-5% organic content by volume.
      3) Soil Texture: Clay loam to sandy clay loam with the following particle size distribution:

Gravel	Less than 10%
Sand	20-50%
Silt	<30%
Clay	20-40%

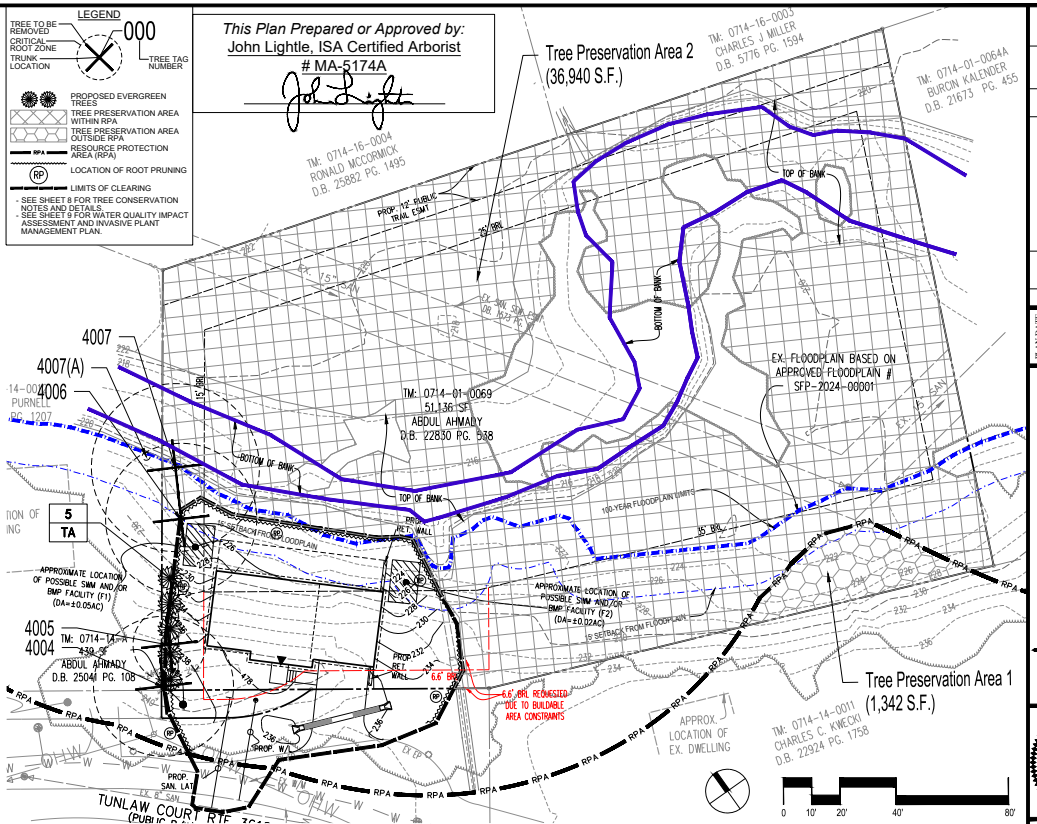
      4) Chemical Levels shall be:

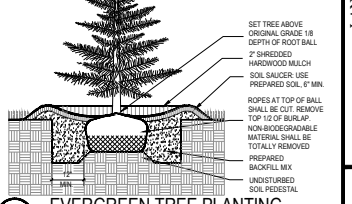
Magnesium Mg	100+ units
Phosphorus P205	150+ units
Potassium - K20	120+ units

      5) Soluble Salts/ Conductivity - Not to exceed 900 ppm/0.9 mmhos/cm (in soil); not to exceed 3000 ppm/2.5 mmhos/cm (in high organic mix)
      6) Cation exchange capacity shall be 20-35 meq/100g.
   C. Compost: Compost shall be mature, stable, weed free, and produced by aerobic decomposition of organic matter. Compost feedstock shall be plant matter, such as high lignin forestry products or yard waste (leaves, brush and yard trimmings).
      1) The product must not contain any visible refuse or other physical contaminants, substances toxic to plants, or over 5% sand, silt, clay or rock material by dry weight.
      2) Compost shall be sampled and tested as required by the Seal of Testing Assurance Program of the United States Composting Council (USCC) and shall meet the physical requirements for compost as determined by USCC.
      3) The product shall possess no objectionable odors. The product must meet all applicable USEPA CFR, Title 40, Part 503 Standards for Class A biosolids.
      4) The moisture level shall be such that no visible water or dust is produced when handling the material.
   D. Composted Pine Bark Fines: Shall be approved composted, ground pine bark having no particle with a dimension greater than 3/4 inch. No more than 10% shall be wood.
   E. Mulch: Shall be shredded hardwood bark for trees and shrubs. Fine bark mulch is to be used for perennial beds.
   F. Sand: Shall be quartz based sharp concrete sand, ASTM C-33 Fine Aggregate, with a Fines Modulus Index between 2.8 and 3.2.
   G. Trace Elements: Shall be commercially available slow release materials containing zinc (Zn), Molybdenum (Mo), Copper (Cu), Boron (B), and Magnesium (Mn).
   H. Fertilizer: A commercial fertilizer for ornamental trees, shrubs and ground cover with an analysis of 10% Nitrogen, 6% Phosphorus and 4% Potassium shall be used. This fertilizer shall be granular with a minimum of 50% of the total Nitrogen in organic form. 14-14-14-Duricote (or approved equal) shall be applied at a rate of 10 lbs. per square foot, tilled to a depth of 8 inch, shall be used for perennials.
   I. Soil Separator: Shall be rot resistant non-woven polypropylene filter fabric, water permeable, and unaffected by freezing and thawing. Acceptable products include: Mirafi 140N, Mirafi Civil Engineering Co., or Stabilenka Type T-80, American Enka Co., Enka, N.C.
   J. Planter Drainage Fabric: Shall be prefabricated planter drainage fabric Miradrain 9000, a composite system consisting of a Mirafi drainage fabric bonded to a three-dimensional highly impact-resistant plastic core. The core shall have the following attributes:
      1) Compressive Strength: (ASTM D-1621), 15,000 - PSF.
      2) Overlaps: Shall be capable of mechanically interlocking so as to prevent separation of the overlaps during backfill.
7. PLANT MATERIALS: Refer to the PLANT LIST on the drawings for specific types and quantities of plants:
   A. Plants shall be nursery grown in accordance with good horticultural practices. Plants shall either be obtained from local nurseries and/or others, which have soil (heavy clay) and climatic conditions similar to those in the locality of the project.
   B. Plant material grown in sandy, well-drained soil will not be approved for this project. Plants shall be true to species and variety and unless specifically noted otherwise, all plants shall be of specimen quality, exceptionally heavy, symmetrical, tightly-knit plants, so trained or favored in their development and appearance as to be superior in form, number of branches, compactness and symmetry.
   C. Plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf, free of disease, insect pests, eggs or larvae and shall have healthy, well-developed root systems. They shall be free from physical damage or any conditions that would prevent thriving health and the desired appearance.
   D. Trees, which have a damaged or crooked leader, or multiple leaders, unless specified in the plant list, will be rejected. Trees with abrasion of the bark, sun scald, disfiguring knots, or pruning cuts more than 1 1/4 inch diameter which have not completely callused, will be rejected.
   E. Plants shall conform to measurements specified in the plant schedules except that plants larger than specified may be used if acceptable to the Landscape Architect or owner. Use of such plants shall not increase the contract price. If larger plants are accepted, the root ball shall be sized for the larger plant.
   F. Caliper Measurement: Shall be taken at a point on the trunk 6 inches above natural ground line for trees up to 4 inches diameter, and at a point 12 inches above the natural ground line for trees over 4 inches diameter.
   G. Plants shall be measured when branches are in the normal position. Height and spread dimensions specified refer to the main body of the plant and not from branch tip to tip.
7. SOIL MIXING PROCEDURES:
   A. Topsoil used in sand/soil mixes shall be screened or shredded prior to mixing in sands. Maximum clod inclusion for soil mixes shall not exceed:

Clod size (largest dimension)	% of the soil mix volume
Less than 1"	Unlimited
1 to 3 inches	20%
3 to 6 inches	5%
>6 inches	Less than 2%

   B. Source material and soil mix stockpiles shall be protected from rain by covering with filter cloth.
8. INSPECTION:
   A. Examine the areas and conditions where soil mix is to be installed and notify the Landscape Architect of conditions detrimental to the proper and timely completion of the work. Do not proceed with the work until unsatisfactory conditions are corrected to permit proper installation of the work.
   B. Cooperate with other Contractors and trades working in and adjacent to other work areas. Examine drawings which show development of entire project and become familiar with scope of other work required.
9. SOIL INSTALLATION - GENERAL PROCEDURES:
   A. If subgrade soil compaction exceeds 80%, existing soil shall be ripped to a depth of 14 inches to alleviate compaction which has taken place during construction. Prior to loosening of soil, Contractor must locate existing utilities and coordinate with Owner any underground electric lines, drainage pipes, conduits, etc.
   B. Prepare the subgrade by roughening the top 3 inches of the subsoil by dragging the teeth of a backhoe bucket across the surface.
   C. Begin soil installation as soon as subsoil is prepared. Use low impact equipment with track belts, large tires, or low tire pressure to lower compaction and soil damage during installation.
   D. Monitor compaction during installation and loosen soils as needed if compaction exceeds 80%.
   E. Install specified soil in 12-18 inch thick lifts. Compact each lift sufficiently to reduce settling but not enough to prevent the movement of water and feeder roots through the soil. The soils in each lift should feel firm to the foot in all areas and make only slight heel prints.
10. INSTALLATION OF SOIL MIX FOR LAWN AREAS ON GRADE:
   A. Soil Mix for Lawns on Grade: shall consist of 10% compost and 90% topsoil, by volume. These materials must meet specifications described in Section 2.00.
   B. Loosen subgrade lawn areas to a minimum of 3 inches. Remove stones more than 1-1/2 inches in any dimension and sticks, roots, rubbish, and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.
   C. Spread soil mix for lawn areas on grade to a minimum depth of 6 inches as required to meet grade and elevations shown on drawings, after lightly rolling and natural settlement. Allow for sod thickness in areas to be sodded.
11. INSTALLATION OF SOIL MIX FOR TREE PITS ON GRADE
   A. Confirm that native subsoil drains at a rate of at least ½ inch per hour. If drainage is less than ½ inch per hour, provide subsurface drainage lines.
   B. Install 30-36 inches of Soil Mix for Tree Pit Backfill on Grade, which shall consist of 3 parts existing clay loam to sandy clay loam soil, amended per soil test results instructions and incorporating 1 part Compost and/or Composted Pine Bark Fines.
   C. Till 4 inches of compost into the top 6 inches of the installed Soil Mix.
12. INSTALLATION OF SOIL MIX FOR MULCHED SHRUB AND PERENNIAL BEDS:
   A. Confirm that native subsoil drains at a rate of at least ½ inch per hour. If drainage is less than ½ inch per hour, provide subsurface drainage lines.
   B. Install 14-18 inches of Soil Mix for Mulched Shrub and Perennial Beds, which shall consist of 3 parts existing clay loam to sandy clay loam soil, amended per soil test results instructions and incorporating 1 part Compost and/or Composted Pine Bark Fines.
   C. Till 4 inches of compost into the top 6 inches of the installed Soil Mix.
13. EROSION CONTROL MATERIAL AND PLANTING ON STEEP SLOPES:
   A. Material meeting the requirements of the specifications shall be installed and maintained on the designated areas as shown and specified. The areas to be covered shall be prepared and fertilized as specified before the erosion material is placed. Immediately prior to the planting operations, the material shall be laid evenly, smoothly and in contact with the soil throughout.
   B. Lay erosion control materials with one inch nominal openings in accordance with manufacturer's instructions. Unroll in direction of water flow. Overlap sheets by at least 6 inches. Where strips are to be spliced lengthwise, overlap strips by 6 inches. Upgrade section shall be on top of all splices.
   C. The Contractor shall maintain and protect the erosion control material until the final inspection. Maintenance shall consist of repairs made necessary by erosion, wind or any other cause. Following the restoration of damaged areas under plant and turf guarantee and establishment requirements for applicable underlying items; the erosion control material shall be repaired or replaced to meet the original requirements and maintained until the final inspection.
14. GENERAL PLANT INSTALLATION:
   A. Excavation: Excavate all tree pits and planting areas to the width and depth shown in the planting details.
   B. Center plant in pit and orient for the best visual effect. Set plants plumb and hold rigidly in position until soil has been tamped firmly around root ball.
   C. Mix soil amendments and fertilizers with existing soil in accordance with soil recommendations for plant type, based upon soil test results as approved by Owner. Delay mixing of fertilizer if planting will not occur within a few days.
   D. Backfill pit with planting soil mix, consisting of 2/3 existing soil and 1/3 organic material, and fertilizer, until two-thirds full. Tamp and water each layer thoroughly to settle soil. After soil settles, fill pit with remaining planting soil mix, water and shape surface so that it slopes to drain from trunk and matches ground at edge of planting pit.
   E. Mulch within 48 hours after planting and after applying the pre-emergent herbicide, except ground cover areas (which shall have organic material placed before planting) with a 2 inch layer of mulch immediately after planting. All bed lines shall be cut with a smooth consistent edge to a minimum depth of 3 inches. Keep mulch out of the crowns of shrubs and off buildings, sidewalks, light standards, and other structures.
   F. All planting areas to conform to specified grades after full settlement has occurred and mulch has been applied. Provide saucers around tree pits as shown on planting details. Remove all tags, labels, strings, etc. from all plants.
15. PERMANENT SEEDING OR SODDING FOR GRASS AREAS:
   A. Lawn Seed or Sod varieties shall be an improved variety turf-type tall fescue blend. The landscape contractor shall select from varieties approved by the Maryland or Virginia Department of Agriculture.
   B. Refer to the Virginia Erosion and Sediment Control Handbook, for guidelines, specifications and installation techniques of seed and sod.
   C. Maintenance shall begin immediately after each plant and lawn area is installed and shall continue until 90 days after final acceptance of the last section.





No.	DATE	DESCRIPTION REVISIONS	REV'BY	APPROVED	DATE

PLAN DATE: MARCH 2025

Urban, Ltd.
7712 Little River Turnpike
Suite 207 Annandale, VA 22003
Tel: 703.642.8080
Fax: 703.642.8251
www.urbanltd.com
Planners • Engineers • Landscape Architects • Land Surveyors

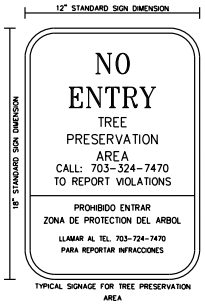
COMMONWEALTH OF VIRGINIA — DAVID T. MASON — LIC. No. 022202 — 6/30/25 — PROFESSIONAL ENGINEER

LANDSCAPE PLAN
6624 TUNLAW COURT
MAGISTERIAL DISTRICT: MASON
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=20' C.I. =2 DATE: JUNE, 2025

SHEET 4 OF 6

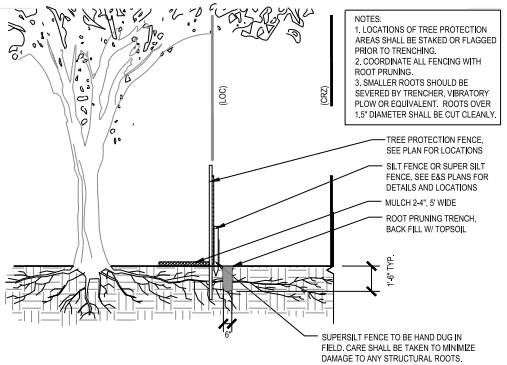
FILE No.

Urban, Ltd. - G:\JOBS\Tunlaw Court\SPA Exception Request\Land\Landscape plan.dwg [Landscape Plan] October 16, 2025 - 8:00am jcichocki



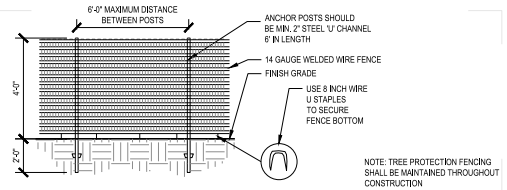
1 TREE PROTECTION SIGNAGE

Scale: NTS.



2 ROOT PRUNING

Scale: NTS.



3 TREE PROTECTION FENCE

Scale: NTS.

TREE PRESERVATION NARRATIVE

Limits of clearing shall be flagged and approved by Forest Conservation Branch (FCON), SDID, LDS prior to any land disturbing activities. Following approval of limits of clearing, tree protection fence shall be installed inside of the limits of clearing where adjacent to any tree or stand of trees to be preserved, and the tree protection fence shall then be approved by FCON. Tree protection fence shall be provided in the form of 14-gauge welded wire fence or super-silt fence, and shall remain erected throughout all phases of construction. No grade changes or storage of equipment, materials, debris, or fill shall be allowed within the area protected by the tree protection fence. No natural or man-made materials or liquids (e.g. concrete, stone, gas, oil, paint, chemicals, etc.) shall be disposed of within tree preservation areas. Tree preservation signs shall be posted directly on the tree protection fence or on freestanding stakes in front of the tree protection fence. Tree preservation signs to be posted at a minimum of 1 per 50 linear feet of tree protection fence. Tree preservation signs shall be written in both English and Spanish. Upon approval of tree protection fencing, clearing activities may begin. See details shown within this Tree Conservation Plan for all applicable tree preservation details.

Forested areas to be preserved shall not contain human health and safety risks such as Hazard trees, open post holes, or hunting stands, and the contractor may be instructed to remove such risks by FCON. All additional man-made refuse, including firewood, lumber, tires, plastics, and other man-made debris shall be removed from the Tree Preservation Area by hand in a manner that minimizes the impact on trees to be preserved. No heavy equipment may be operated from a position beyond the limits of clearing and grading.

Unless designated as "To be Removed" on these plans or deemed "Hazardous" by the project arborist or FCON, all vegetation within the Tree Preservation Areas shall be preserved. Hazard trees or vegetation within the Tree Preservation Areas that are designated for removal shall be hand felled with a chain saw to avoid adverse impacts on surrounding vegetation. When trees or vegetation are deemed hazardous by FCON or the project arborist, those trees shall be removed as soon as possible after identification. Stumps within the Tree Preservation Areas shall be cut flush and left in place.

During clearing operations and prior to any new construction commencing, trees to remain shall be reviewed and any dead, hazardous branches shall be pruned and removed. Pruning shall be done with proper techniques in accordance with the latest edition American National Standards Institute (ANSI) A300, by personnel who through training and on-the-job experience understand the techniques and hazards of tree care work and understand the safety requirements outlined in the latest edition of the ANSI Z133.1 standards.

Mulching within the Tree Preservation Areas shall be provided immediately installation of tree protection fence (if not fertilizing). The area to be mulched shall be located from immediately behind the tree protection fence and extend 5 feet into the Tree Preservation Area and along the tree protection fence to the extent of the tree canopy. Mulch shall be provided at a depth of not less than 3-4 inches.

Root pruning will be implemented for the trees identified on the plan and shall take place prior to any clearing and grading, or demolition of structures. Root pruning shall be done using a trencher, vibratory plow or equivalent, to a depth of 18 inches, and under the supervision of a certified arborist. Root pruning trench shall be backfilled with soil so that roots are not left exposed.

Following approval of the tree protection fence, mulching, and root pruning, clearing activities may begin. Trees to be removed on site within the limits of clearing will be cleared by machine except where trees are designated to be hand felled by chain saw. Grind stumps of trees that have been hand felled within the limits of clearing. Tree workers shall follow safety and operational guidelines set by ANSI A300 (Standard Practices for Tree Care Operations) & ANSI Z133 (Safety Requirements for Arboricultural Operations).

Trees to be removed include: 4004, 4005, 4006, and 4007.

Trees to be hand felled include: 4004, 4005, 4006, and 4007.

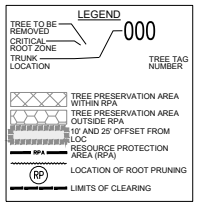
No trees are scheduled for transplantation as part of this plan.

There are no known invasive species located within the Tree Preservation Areas of the development property.

There are no trees designated as "Heritage," "Specimen," Memorial," or "Street" trees located on the development site or sites adjacent to the development property.

There are no additional arboricultural practices or treatments required by proffered conditions, development plans, conceptual/final development plans, PRC plans, special permits, or special exception plans.

A Certified Arborist or Registered Consulting Arborist (The Project Arborist) will be hired and retained by the applicant. The Project Arborist shall participate in the preconstruction conference.



TREE INVENTORY & CONDITION ANALYSIS

TREE NO.	SPECIES		SIZE	CRZ	POOR CONDITION?	CONDITION RATING	STATUS	COMMENTS
	Botanical Name	Common Name	DBH (in)	R (ft.)		%	(Remove or Preserve)	
4004	*Quercus falcata*	*Southern Red Oak*	25"	25'	No		Remove	Scaffolded branch decay; Co-owned
4005	*Quercus rubra*	*Northern Red Oak*	13"	13'	Yes	41.00	Remove	Heavy Ivy
4006	*Fagus grandifolia*	*American Beech*	27"	27'	No		Remove	Co-dominant
4007	*Quercus rubra*	*Northern Red Oak*	30"	30'	Yes	0.00	Remove	On streambank; Co-Owned; Dead
4007(A)	*Fagus grandifolia*	*American Beech*	26"	26'	No		Preserve	Co-dominant; On streambank; Off-site

TREE PRESERVATION CALCULATIONS

Tree Preservation Areas	Cover Type	S.F.	Credit Factor	Total
Tree Preservation Area 1	Bottomland Forest	1,342	1.25	1,678
Tree Preservation Area 2	Bottomland Forest (w/in RPA)	36,940	1.00	36,940
			Total Tree Preservation Provided (s.f.):	38,618

NOTES:

1. TREE INVENTORY DATA COLLECTED BY JOHN LIGHTLE, ISA #MA-5174A, OF URBAN, LTD. ON JULY 3, 2024.
2. A LETTER OF PERMISSION SHALL BE OBTAINED FROM THE PROPERTY OWNER BY THE CONTRACTOR PRIOR TO THE REMOVAL OF ANY OFFSITE TREES IDENTIFIED AS TO BE REMOVED WITH THIS TREE PRESERVATION PLAN.

This Plan Prepared or Approved by:
John Lightle, ISA Certified Arborist
MA-5174A

No.	DATE	DESCRIPTION	REV'D BY	APPROVED	DATE
		REVISIONS			

PLAN DATE: 10/06/2025

Urban, Ltd.
7712 Little River Turnpike
Annandale, Virginia 22003
Tel: 703.642.8080
Fax: 703.642.8251
e-mail: urban@urbanltd.com
Planners • Engineers • Landscape Architects • Land Surveyors

COMMONWEALTH OF VIRGINIA — DAVID T. MCLAUGHLIN — No. 022262 — PROFESSIONAL ENGINEER — 10/06/25

TREE CONSERVATION PLAN

6624 TUNLAW COURT

MAGISTERIAL DISTRICT: MASON
FAIRFAX COUNTY, VIRGINIA

DATE: JUNE, 2025

SCALE: 1"=20'

C.L. =2

SHEET 5 OF 6

FILE No.

Urban, Ltd. - Q:\JOBS\Turnlaw Court\SPA Exception Request\Land\Landscape plan.dwg [Tree Conservation Plan] October 16, 2025 - 8:00am eschmidt

6624 Tunlaw Court -Water Quality Impact Assessment
For Improvements Associated with the 6624 Tunlaw Court Site Plan.

We hereby submit a Water Quality Impact Assessment for the above referenced project, which is located on Fairfax County Tax Map 0714-01-0069 and 0714-14-A.

Section 118-4-3. Water Quality Impact Assessment Components.

The Water Quality Impact Assessment shall:

(a) Display the boundaries of the RPA.
The WQIA overview sheet depicts the RPA line.

(b) Display and describe the location and nature of the proposed encroachment into and/or impacts to the RPA, including any clearing, grading, impervious surfaces, structures, utilities, and sewage disposal systems
Impervious Surfaces, Structures, & Utilities – A dwelling and driveway are proposed for this site, including necessary utility connections.
Clearing & Grading – Clearing and Grading associated with the construction of the dwelling is proposed.

(c) Provide justification for the proposed encroachment into and/or impacts on the RPA; Encroachments into the RPA are made by the property owner to construct a dwelling. The property is otherwise non-buildable unless the RPA is encroached upon.

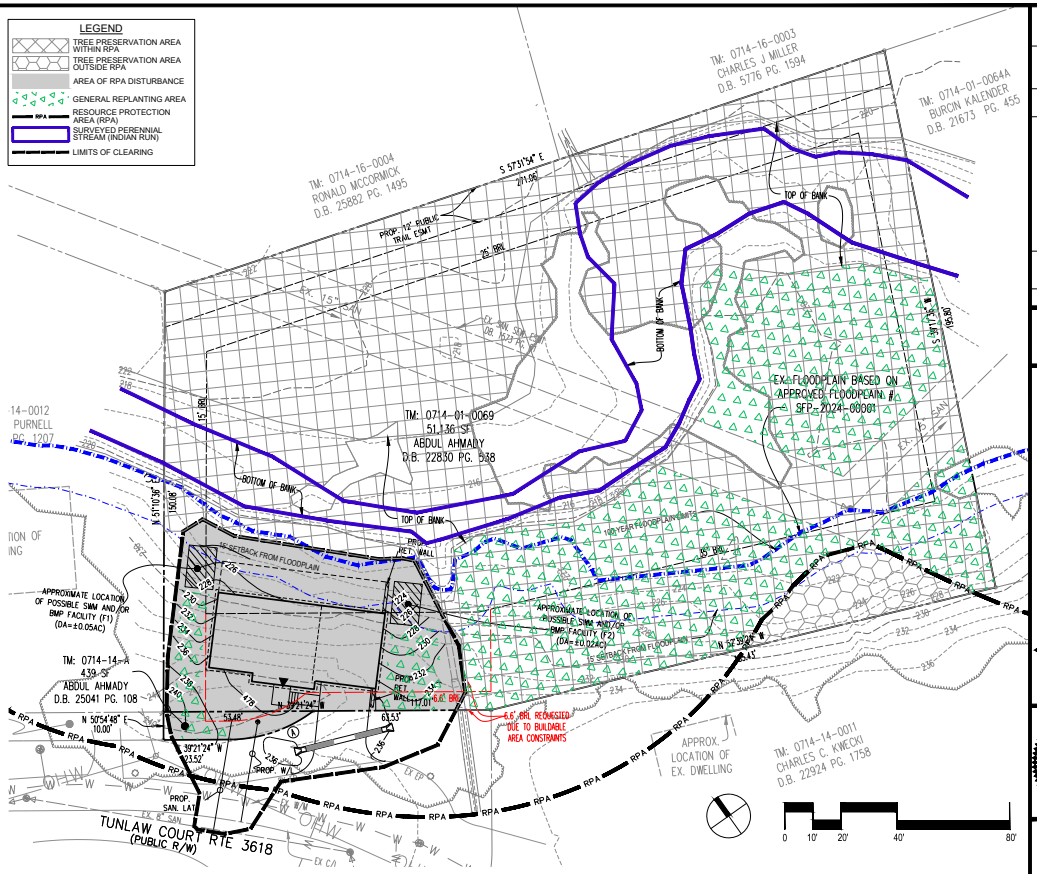
(d) Describe the extent and nature of any proposed disturbance or disruption of wetlands; There was no disturbance of wetlands within the RPA.

(e) Display and discuss the type and location of proposed best management practices to mitigate the proposed RPA encroachment and/or adverse impact;
Reforestation plantings are proposed to mitigate the clearing within the RPA.

(f) Demonstrate the extent to which the proposed activity will comply with all applicable performance criteria of this Chapter;
The reforestation plantings proposed meet the requirements of PFM 12-0316.4.

(g) Provide any other information deemed by the Director to be necessary to evaluate potential water quality impacts of the proposed activity.
No additional information is available for submission; however, should the Director need any further data or exhibits, Urban will be happy to provide the documents.

Sincerely,
Urban, Ltd.
John Lightle, PLA.
Director of Landscape Architecture



RPA RESTORATION NOTES:
1. THE PROPOSED QUANTITY FOR EACH PLANT TYPE, RESPECTIVELY, REFLECTS THE MAXIMUM REQUIREMENT SHOWN IN EITHER THE CBPO OR THE FAIRFAX COUNTY PFM.
2. THE LIMITS OF CLEARING AND GRADING SHOWN NEAR AND / OR WITHIN THE LIMITS OF THE RESOURCE PROTECTION AREA (RPA) MUST BE STRICTLY OBSERVED AND ENFORCED. ANY ENCROACHMENT INTO, AND/OR DISTURBANCE OF, THE RPA NOT SHOWN ON THIS PLAN IS CONSIDERED A VIOLATION OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE (CBPO) AND IS SUBJECT TO THE PENALTIES OF CBPO ARTICLES 9 ,VIOLATION AND PENALTIES.

RPA RESTORATION CALCULATIONS
(per PFM 12-0316.4 & CBPO 118-3-3 (d))

DISTURBANCE OF EX. RPA:	6,199 SF.	OR	0.142 AC.
RESTORATION REQUIREMENTS:			
LANDSCAPE REQUIRED			
SHRUBS: 12-24" HT IN 1 GAL OR LARGER POT (654 PER ACRE)	93	SHRUBS	
OVERSTORY TREES: 3/4"-CALIPER (164 PER ACRE)	23	3/4"-CAL.	
UNDERSTORY TREES: 3/4"-CALIPER (218 PER ACRE)	31	3/4"-CAL.	
AREA OF LEAF LITTER OR MULCH (SEE NOTE 2 BELOW)	6,199	SF	
LANDSCAPE PROVIDED ON SITE			
SHRUBS	93	SHRUBS	
OVERSTORY TREES	23	3/4"-CAL.	
UNDERSTORY TREES (PROVIDED WITH WQIA #24530-WQ-002-1) (SEE NOTE 3 BELOW)	28	3/4"-CAL.	
UNDERSTORY TREES (PROVIDED WITH THIS PLAN)	3	3/4"-CAL.	
AREA OF LEAF LITTER OR MULCH (SEE NOTE 2 BELOW)	6,199	SF	

NOTES:
1. PLANTING RATES ARE PROVIDED PER PFM TABLE 12.13B. THE PFM TABLE PERMITS DIFFERENT PLANTING RATES DEPENDENT ON SELECTED SIZES. THE RATES AND SIZES INDICATED HERE INCLUDE ONLY THOSE SELECTED FOR PLANTING WITH THIS PROJECT.
2. LEAF LITTER OR MULCH MAY BE SUBSTITUTED FOR HERBACEUOUS SEED MIX GROUNDCOVER, AS MAY BE APPROVED BY THE DIRECTOR, PER Z.O. TABLE 12.13B SECTION C. NOTE 1.

3. WQIA #24530-WQ-002-1 WAS APPROVED ON APRIL 14, 2021 FOR THE PRE-EMPTIVE TREE REMOVAL ASSOCIATED WITH A NOTICE OF VIOLATION (CASE #202006360). THIS APPLICATION TAKES CREDIT FOR THE 28 TREES PLANTED FOR THE MITIGATION OF THE 14 TREES REMOVED WITHIN THIS APPLICATION'S AREA OF RPA DISTURBANCE.

RPA PLANT SCHEDULE

Qty.	Botanical Name	Common Name	Size
	Cat. IV Deciduous Trees		
4	Liquidambar styraciflua	Sweetgum	3/4" Caliper
4	Liriodendrom tulipifera	Tulip Poplar	3/4" Caliper
4	Quercus bicolor	Swamp White Oak	3/4" Caliper
3	Quercus rubra	Northern Red Oak	3/4" Caliper
	Cat. III Deciduous Trees		
4	Betula nigra	River Birch	3/4" Caliper
4	Taxodium distichum	Baldcypress	3/4" Caliper
	Cat. II Deciduous Trees		
1	Amelanchier canadensis	Serviceberry	3/4" Caliper
1	Carpinus caroliniana	American Hornbeam	3/4" Caliper
1	Cercis canadensis	Eastern Redbud	3/4" Caliper
	Shrubs		
16	Aronia arbutifolia	Red Chokeberry	12-24" ht.
15	Cornus amomum	Silky Dogwood	12-24" ht.
16	Cornus stolonifera	Red Twig Dogwood	12-24" ht.
15	Ilex glabra	Inkberry Holly	12-24" ht.
16	Ilex verticillata	Winterberry Holly	12-24" ht.
15	Viburnum dentatum	Arrowwood	12-24" ht.

This Plan Prepared or Approved by:
John Lightle, ISA Certified Arborist
MA-5174A

No.	DATE	DESCRIPTION	REV'BY	APPROVED	DATE
		REVISIONS			

PLAN DATE: 10/06/2025

Urban, Ltd.
7712 Little River Turnpike
Annandale, Virginia 22003
Tel. 703.642.8080
Fax. 703.642.8251
www.urbanltd.com
Planners • Engineers • Landscape Architects • Land Surveyors

COMMONWEALTH OF VIRGINIA — DAVID T. MCLAUGHLIN — LIC. No. 0202001 — PROFESSIONAL ENGINEER — 10/06/25

TUNLAW RPA

6624 TUNLAW COURT

MAGISTERIAL DISTRICT: MASON
FAIRFAX COUNTY, VIRGINIA

SCALE: NOT TO SCALE — C.I. N/A — DATE: JUNE, 2025

SHEET 6 OF 6

FILE No.

Urban, Ltd. – Q:\JOBS\Tunlaw Court\RPA Exception Request\Civil\Landscape plan.dwg, [WQA1 October 16, 2025 - 8:00am, ssnitsch]

FAIRFAX COUNTY

V I R G I N I A

EXCEPTION APPLICATION FILED: 7/7/2025

EXCEPTION REVIEW COMMITTEE: 11/5/2025

October 7, 2025

LAND DEVELOPMENT SERVICES (LDS)
SITE DEVELOPMENT AND INSPECTIONS DIVISION (SDID)

STAFF REPORT

RESOURCE PROTECTION AREA (RPA)

ENCROACHMENT EXCEPTION #WAIV-2025-00299

WATER QUALITY IMPACT ASSESSMENT (WQIA) WQIA-2025-00034

APPLICANT NAME: David McElhaney
PROJECT LOCATION: 6624 Tunlaw Court, Alexandria VA 22312
TAX MAP REFERENCE: 0714 01 0069
DATE APPLICATION ACCEPTED: September 10, 2025
CHESAPEAKE BAY PRESERVATION ORDINANCE (CBPO) PROVISION: Section 118-6-7.
☒ 100-YEAR FLOODPLAIN PRESENT
☒ PROPOSES ENCROACHMENT INTO THE SEAWARD 50 FEET
AREA OF REQUESTED RPA ENCROACHMENT (DISTURBED AREA): 6,199 SQ FT
LOT SIZE: 1.20 Ac; 51, 136 SQ FT; 100% Lot in RPA

LOT RECORDATION DATE: AUGUST 29, 2003; DEED BOOK 15113 PAGE 2168

STAFF RECOMMENDATION:
☐ APPROVAL
☐ DENIAL
☒ APPROVAL WITH CONDITIONS

DESCRIPTION OF EXCEPTION REQUEST:

Existing Conditions:
The subject property is undeveloped and is predominantly located within a Resource Protection Area (RPA). Indian Run is situated within the property. A single family detached dwelling is proposed on the property. Due to the environmental constraints and property line geometry, there is not sufficient space to locate the home outside of the RPA and as such the applicant has submitted a request for allowances to construct a house within the RPA due to loss of buildable area per County Code Section 118-6-7. Please also be aware that a Variance application is processing (VC 2022-MA-00020) to permit a reduced front yard to maximize the distance from Indian Run.

Location and Nature of Proposed Encroachment into RPA

1. **Existing topography, soils, hydrology, and geology of the site and adjacent lands**
   Indian Run is situated within the property with land sloping towards the creek. In some areas as shown on the plan, there are slopes greater than 3 to 1. Soil types and location are depicted on the plan. The soils are Cordoues and Hatboro, Fairfax Loam, Wharon-Fairfax Complex and Wheaton-Sumerduck Complex. The property is bounded to the southwest by Tunlaw Court, to the northwest by an existing single family detached (SFD) dwelling (in the existing RPA), to the north by existing SFD dwellings, and to the south by an existing SFD dwelling. A substantial portion of the property is within a floodplain. The proposed dwelling is outside the floodplain limits.

2. **Location, type, characteristics, and condition of RPA features –** The majority of the property is within floodplain which results in all but a very small portion to the south within an RPA. The entire property/RPA is wooded. A portion of the RPA extends into the existing Tunlaw Court right-of-way.

   Disturbance in seaward 50 feet = 2,466 sq ft
   Total land disturbance = 6,199 sq ft
   Total area disturbed within RPA = 6,199 sq ft
   Total impervious area within RPA = 3,034 sq ft

3. **The impact of development on topography, soils, hydrology, and adjacent lands**
   According to the applicant, site development will impact soils to the extent necessary for the construction of a SFD dwelling. SWM/BMP measures will be provided if and as required by the PFM as will be determined at the time of final infill grading plan. It is not anticipated that there will be any adverse impacts to the hydrology or adjacent properties.

4. **Nature and extent of fill material -** The proposed grading is limited to just the construction of the house/driveway and filling/cutting as necessary to facilitate positive drainage away from the house.

5. **Wetland permits –** No wetlands are anticipated to be impacted, hence no permit required.

6. **Type of vegetation to be removed –** The area of impact consists of primarily red oak, tulip poplar and American beech.

7. **Floodplain -** Part of the property on the lower side of the lot is within the FEMA Flood Hazard Area Zone A. Flood plain study was performed to establish the boundary of the flood plain with this application.

STAFF RECOMMENDATIONS:
Staff recommends approval of the RPA encroachment exception request #WAIV-2025-00299 and the Water Quality Impact Assessment #WQIA-2025-00034 with proposed development conditions provided in **Attachment A** (dated October 7, 2025).

It is not the staff's intent to recommend that the Exception Review Committee (ERC), in adopting any conditions, relieve the applicant from compliance with the provisions of any other applicable ordinances, regulations, or adopted standards.

This report reflects the analysis and recommendations of staff; it does not reflect the position of the ERC. For further information, please contact SDID, Land Development Services, 12055 Government Center Parkway, Suite 535, Fairfax, Virginia 22035-5505, 703-324-1720.

REQUIRED FINDINGS:

CBPO Section	Required Finding	Applicant's Position	Staff Comment
118-6-6.a	The requested exception to the criteria is the minimum necessary to afford relief;	As can be seen on Sheet 2 of the plan, the development area is limited to the house/driveway and the necessary grading to ensure positive drainage. The house footprint is also relatively small and has been positioned as far as possible from the existing creek.	The application meets the minimum necessary to afford relief for all the uses. The total impervious area proposed by this application is less than what is allowed by Loss of Buildable Area (LOBA) under Section 118-5-4(a) of CBPO. Further, this plan proposes encroachment within 50 feet of seaward side of the RPA only because of limited buildable space. It is the Reviewer's opinion that the total impervious area proposed within the RPA (3, 170 sf) is

CBPO Section	Required Finding	Applicant's Position	Staff Comment
			less what is allowed under LOBA (5,000 sf) and the encroachment can be considered minimum necessary to afford relief.
118-6-6.b	Granting the exception will not confer upon the applicant any special privileges that are denied by this part to other property owners who are subject to its provisions and who are similarly situated;	We are not aware of any similar circumstances where the request was denied but will let the county confirm. This property is unique due to its location, size, date of creation, and its frontage on the Potomac River.	It is the opinion of the staff that approving this application will not confer upon the applicant any special privileges that are denied by this part to other property owners who are subject to its provisions and who are similarly situated.
118-6-6.c	The exception is in harmony with the purpose and intent of this chapter and is not of substantial detriment to water quality;	The proposed dwelling has been sited such that is outside the floodplain and immediately adjacent to Tunlaw Court which is consistent with other nearby house sittings. The project will be provided with water quality improvements if and as needed per the PFM as will be determined at time of final infill grading plan.	Planting has been shown on Sheet#6. It is the opinion of staff that this application is in harmony with the purpose and intent of this chapter and is not of substantial detriment to water quality;
118-6-6.d	The exception request is not based upon conditions or circumstances that are self-created or self-imposed;	The Applicant has not yet commenced on the construction of the home and will not do so until all necessary permits have been issued by the county. They are not in a self-created circumstance.	Staff agree that the conditions being considered are not self-created or self-imposed based on the available information.
118-6-6.e	Reasonable and appropriate conditions are imposed, as warranted, that will prevent the allowed activity from causing a	As shown on our water quality impact assessment plan, the owner is committed to providing reasonable improvements mentioned above to enhance the water quality to the maximum possible.	Attachment A has been included with this staff report containing proposed conditions that will help to improve the water quality and aesthetics at this location.

CBPO Section	Required Finding	Applicant's Position	Staff Comment
	degradation of water quality; and		
118-6-6. f	Other findings, as appropriate and required herein, are met. (32-03-118.)	The development as proposed meets and exceeds all requirements and intent of section 32-03-118 of Fairfax County Code.	Staff find that the proposed development minimizes land disturbance in the RPA and meets all the applicable zoning requirements.

STAFF ANALYSIS:

Requested Exception
This application is submitted under CBPO Section 118-6-7.

The request to permit a single-family residence under the provisions of CBPO Section 118-6-7 as the land disturbance is proposed within 50 feet seaward side of the RPA which does not qualify under Chapter 118-5-4(a).

See **Attachment A** for staff's recommended conditions on the WQIA.

LIST OF ATTACHMENTS:

1. ATTACHMENT A: PROPOSED EXCEPTION CONDITIONS
2. ATTACHMENT B: APPLICANT'S APPLICATION PACKAGE
3. ATTACHMENT C1: LIST OF ADJOINING PROPERTIES TO BE NOTIFIED
4. ATTACHMENT C2: NEWSPAPER AD COORDINATION

ATTACHMENT A

Proposed Exception Conditions

ATTACHMENT A

WAIV-2025-00299 and WQIA-2025-00034

October 7, 2025

Proposed Water Quality Impact Assessment Conditions
&
Proposed Exception Conditions

If it is the intent of the Exception Review Committee to approve WAIV-2025-00299 and WQIA-2025-00034 to allow encroachment in the Resource Protection Area (RPA) located at 6624 Tunlaw Ct (Tax Map No.: 0714 01 0069 and 071414A) pursuant to Section 118-6-7 of the Fairfax County Chesapeake Bay Preservation Ordinance (CBPO), staff recommends that the Exception Review Committee condition the approval by requiring conformance with the following development conditions.

1. This RPA Exception is granted for and runs with the land indicated in this application and is not transferable to other land.

2. This RPA exception is binding upon the parties, their successors, and assigns and must be recorded among the Land Records of Fairfax County, Virginia, within **180-days of approval**. The conditions stated herein will not be deemed to be personal but will run with the land.

3. This RPA Exception is granted only for the purposes, structures and/or uses indicated on the Plat approved with the application, as qualified by these development conditions.

4. Any plan submitted pursuant to this RPA Exception shall be in substantial conformance with the Plat titled “Tunlaw RPA” prepared by Urban Ltd dated June 2025 which shows the proposed improvements.

   For this RPA Exception to meet the purpose and intent of the CBPO, to not create a substantial detriment to water quality, and to meet the performance criteria for RPAs, a vegetated buffer must be established in an area of at least 6, 199 square feet, by planting 23 Overstory trees, 31 Understory trees and 93 shrubs as shown on the application with the criteria of the CBPO 118-3-3(f). Plant materials shall be randomly placed to achieve a relatively even spacing throughout the buffer. Plants shall be native to the degree practical and adaptable to site conditions. The buffer area shall not overlap with any other easements.

5. The applicant shall provide on-site best management practices such that the water quality benefits exceed the detriments, as demonstrated with supporting computations on the future grading plan and as approved by LDS.

6. Indigenous vegetation shall be preserved to the maximum extent possible.

7. Any land disturbance exceeding an area of 2,500 square feet shall comply with Chapter 104 of *The Code of the County of Fairfax, Virginia*, and shall require the approval of a grading/conservation plan prior to the initiation of land disturbance. Creating or causing a land disturbance exceeding 2,500 square feet without an approved grading/conservation plan is a violation of Section 104-1-2 and is subject to civil penalties up to $2,000 per violation.

8. To prevent degradation of water quality during construction, adequate erosion and sediment control measures, including a super-silt fence, shall be used during construction within the RPA, and shall remain in place, and be properly maintained, for the duration of the land disturbing activity within the RPA until such time that the disturbed area is completely stabilized.

9. This RPA Exception shall automatically expire, without notice November 05, 2027, unless the subject grading plan has been approved and the vegetated buffers have been established.

This approval, contingent on the above noted conditions, does not relieve the applicant from compliance with the provisions of any applicable Federal, State, or County ordinances, regulations, or adopted standards. The applicant is responsible for obtaining the approval of any required plans and permits through established procedures. This RPA Exception is not valid until any required plans and permits are approved.

Attachment B – Application Package

LEGEND:

EXISTING STREAM
EXISTING CONTOUR
EXISTING SANITARY SEWER
EXISTING WATER LINE
EXISTING STORM SEWER
EXISTING RIGHT-OF-WAY
EXISTING PROPERTY LINE
EXISTING CURB AND GUTTER
EXISTING OVERHEAD WIRE
EXISTING CENTERLINE
EXISTING POWER POLE
EXISTING FENCE
SOIL TYPE

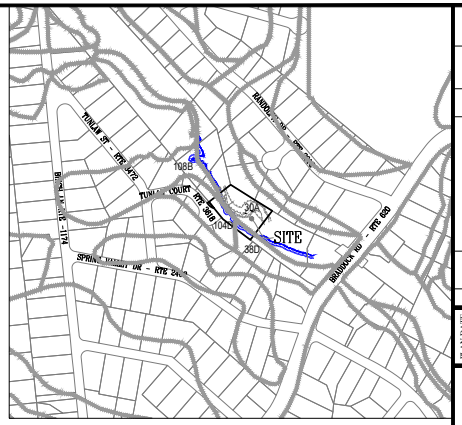
PROPOSED CONTOUR
PROPOSED WATER LINE
PROPOSED STORM SEWER
PROPOSED RIGHT-OF-WAY
PROPOSED PROPERTY LINE
PROPOSED CURB AND GUTTER
LIMITS OF DISTURBANCE
EXISTING TREE LINE
RPA
EX. FLOODPLAIN
15' FROM EX. FLOODPLAIN
POTENTIAL SWM AND/OR BMP FACILITY
EX. STEEP SLOPES > 3:1

SOILS RATINGS [1]

SOIL I.D. NUMBER	SERIES NAME	SUBSURFACE DRAINAGE	FOUNDATION SUPPORT	ERODIBILITY	INFILTRATION SUITABILITY	GEOTECHNICAL REPORT REQD.	AREA (SF)
30A	CORDOGUES AND HATBORO SOILS	POOR-W, F	MARGINAL-W, B	LOW	POOR-W, F	YES	36,536
38D	FAIRFAX LOAM	GOOD	FAIR-C	MEDIUM	GOOD	NO	4,427
104D	WHATON - FAIRFAX COMPLEX	GOOD	FAIR-C	HIGH	GOOD	NO [2]	9,128
108B	WHEATON - SUMERDUCK COMPLEX	POOR-W,S	MARGINAL-W, B	MEDIUM	POOR-W	NO [2]	361

SOILS NOTES:

1. SOILS INFORMATION AND MAPPING PROVIDED BY THE OFFICIAL 2018 FAIRFAX COUNTY SOILS MAP.
2. PER FAIRFAX COUNTY REQUIREMENTS FOR SOIL PROBLEM CLASS IVB, A GEOTECHNICAL *INVESTIGATION* IS REQUIRED AT TIME OF SITE PLAN. A GEOTECHNICAL *REPORT* IS NOT REQUIRED, UNLESS RECOMMENDED BY THE GEOTECHNICAL *INVESTIGATION*.



VICINITY/SOILS MAP
SCALE: 1"=300'

PARCEL AREA TABULATION

PARCEL ID	LOT AREA		EX. ZONING DISTRICT
071-4-01-0069	51,136	S.F.	R-2
071-4-14-A	439	S.F.	R-2
TOTAL	51,575	S.F.	

PROJECT NARRATIVE:

THE PURPOSE OF THIS APPLICATION IS TO REQUEST ALLOWANCE FOR AN ENCROACHMENT INTO THE RESOURCE PROTECTION AREA (RPA) FOR THE CONSTRUCTION OF A SINGLE FAMILY DWELLING. THE APPROXIMATE DURATION OF THE PROJECT IS 18 MONTHS FROM COMMENCEMENT OF CONSTRUCTION.

NOTES:

1. PER FAIRFAX COUNTY PFM, ALL NEW DWELLING SHALL BE SET A MINIMUM OF 15 FEET FROM THE 100-YR FLOODPLAIN LIMIT AND ALL LIVING AREA SHALL BE SET MORE THAN 1.5 FEET ABOVE THE FLOOD PLAIN ELEVATION.
2. A VARIANCE (VC 2022-MA-00020) HAS BEEN REQUESTED UNDER A SEPARATE APPLICATION FOR THE REDUCTION OF THE FRONT YARD SETBACK TO 6.1 FEET DUE TO BUILDABLE AREA CONSTRAINT (REQUIRED MINIMUM SETBACK=35'). A VARIANCE HAS ALSO BEEN REQUESTED FOR THE REDUCTION OF THE FRONT SETBACK DISTANCE TO 1.8 FEET FOR AN UNCOVERED PORCH/DECK (REQUIRED MINIMUM IS 14 FEET) DUE TO BUILDABLE AREA CONSTRAINT.
3. GRADING WILL NOT BE DONE IN THE FLOODPLAIN.
4. THE COUNTY RECORDED TAX MAP 071-4-01-0069 AND 071-4-14 A.
5. PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
6. CONTRACTOR/OWNER — AHMADY ABDUL S., 5448 CROSS RAIL CT, BURKE, VA 22015, PHONE: (703) 474-1739
7. NO KNOWN GRAVE SITE OR BURIAL SITE EXIST ON THE LOT.
8. THERE IS A 20 FOOT SANITARY SEWER EASEMENT PASSING THROUGH THE LOT.
9. SEE PROPOSED BUILDING HEIGHT INFORMATION ON SHEET 2.
10. TWO PARKING SPACES ARE PROVIDED IN THE PROPOSED GARAGE.
11. THERE ARE NO KNOWN WELLS OR SEPTIC FIELDS ON THE SUBJECT PROPERTY.
12. TOPOGRAPHIC AND BOUNDARY INFORMATION BASED ON FIELD SURVEY BY URBAN, LTD. IN JANUARY 2021. HORIZONTAL DATUM: NAD 1983, VERTICAL DATUM: NGVD 1929.
13. LOCATION AND WIDTH OF ALL EXISTING UTILITY EASEMENTS AND THE PRELIMINARY LOCATION(S) OF NEW OR RELOCATED UTILITIES ARE SHOWN.
14. THE APPROXIMATE AREA OF PROPOSED DISTURBANCE IS 8,320 SF. FINAL AREA TO BE DETERMINED WITH INFILL GRADING PLAN.
15. FINAL LOCATION AND DESIGN OF SWM AND BMP FACILITY TO BE PROVIDED AT TIME OF INFILL GRADING PLAN.
16. SEDIMENT AND EROSION CONTROL PLAN TO BE PROVIDED WITH INFILL GRADING PLAN.

SHEET INDEX

1 - RPA ENCROACHMENT EXCEPTION REQUEST - PLAT
2 - PRELIMINARY GRADING SWM INFORMATION
3 - EXISTING CONDITIONS & VEGETATION MAP
4 - LANDSCAPE PLAN
5 - TREE CONSERVATION PLAN
6 - WATER QUALITY IMPACT ASSESSMENT

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
A	50.01'	36°52'00"	32.18'	16.67'	31.63'	S 56°52'10" E

GRAPHIC SCALE
0' 20' 40' 80'
1 inch = 20 ft.

No.	DATE	DESCRIPTION	REV BY	APPROVED	DATE
		REVISIONS			

PLAN DATE 07/2/2025

Urban, Ltd.
7712 Little River Turnpike
Annandale, Virginia 22003
Tel: 703.642.8080
Fax: 703.642.8251
www.urbanltd.com
Planners • Engineers • Landscape Architects • Land Surveyors

COMMONWEALTH OF VIRGINIA — DAVID T. MCKINNEY — No. 022042 — PROFESSIONAL ENGINEER — 7/2/25

RPA ENCROACHMENT EXCEPTION REQUEST - PLAT

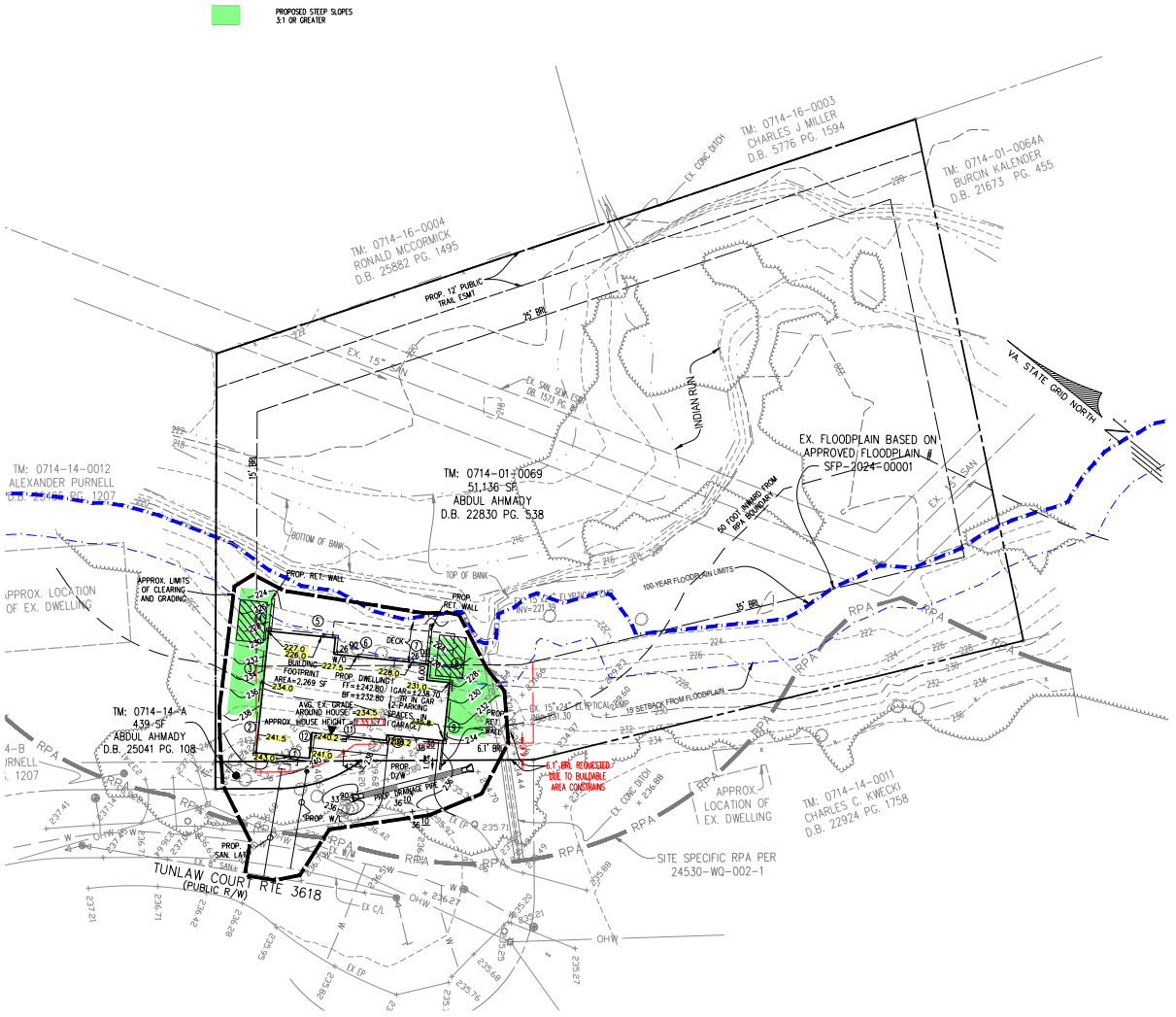
6624 TUNLAW COURT

MAGISTERIAL DISTRICT: MASON
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=20' C.I. 2' DATE: JUNE, 2025

SHEET 1 OF 6

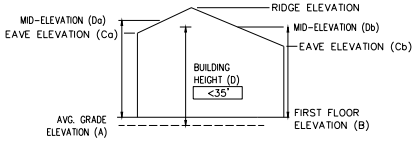
FILE No.



NO	EXISTING GRADE	PROPOSED GRADE
1	243.0	240.8
2	241.5	239.0
3	234.0	235.0
4	227.0	229.0
5	226.0	226.0
6	227.5	227.0
7	228.0	227.5
8	231.0	227.5
9	235.8	234.2
10	238.2	238.3
11	240.2	240.0
12	241.0	240.8
SUBTOTAL	2813.2	2805.1
AVE. GRADE	234.5	233.8

LOWEST AVE GRADE	PROP FF ELEVATION	FF TO EAVE HEIGHT	FF TO RIDGELINE HEIGHT	FF TO MID ROOF HEIGHT	EAVE ELEVATION	RIDGELINE ELEVATION	MID ROOF ELEVATION	BUILDING HEIGHT
233.8	242.8	20.7	27.5	24.1	263.5	270.3	266.9	33.1

BUILDING HEIGHT DETAILS



HEIGHT PERMITTED = 35' FOR ALL UNITS

NOTE: FINAL ARCHITECTURAL INFORMATION NOT AVAILABLE AT THIS TIME. ACTUAL BUILDING HEIGHT WILL BE CONFIRMED PRIOR TO BUILDING PERMIT ISSUANCE.

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

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

This information is required under Zoning Ordinance subsection 8101.1.G.

1. Plat is at a minimum scale of 1"=50' (Unless it is depicted on one sheet with a minimum scale of 1"=100')
2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet(s) ___. If infiltration is proposed the soils should be tested for suitability prior to submission of the development plan and results of the infiltration test provided as part of the description of the facility.
3. Provide:

Facility Name/ Type & No. (E.g. dry pond, infiltration trench, underground vault, etc...)	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage volume (cf)	If pond, dam height (ft.)
F1	+/- 0.05	--	+/- 0.05	+/- 120 SF	± 180 CF	N/A
F2	+/- 0.02	--	+/- 0.02	+/- 80 SF	± 120 CF	N/A
Totals:	± 0.07	--	+/- 0.07	+/-200 SF	± 300 CF	

4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet(s) 1. Pond inlet and outlet pipe systems are shown on Sheet(s) N/A.
5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet(s) N/A. Type of maintenance access road surface noted on the plat is N/A (asphalt, geoblock, gravel, etc.)
6. Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) 1.
7. Stormwater management and BMP narratives including Virginia Runoff Reduction Spreadsheet and descriptions of how detention and best management practices requirements will be met are provided on Sheet(s) 7.
8. A description of existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet(s) ___. If the outfall is proposed to be improved off-site it should be specifically noted. Future infill grading plan
9. A detailed description and analysis of how the channel protection requirements and flood protection requirements of each numbered outfall will be satisfied per Stormwater Management Ordinance and Public Facilities Manual are provided on Sheet(s) ___
10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet(s) 1.
11. A submission waiver is required for N/A
12. Stormwater management is not required because To be determined with infill grading plan. Potential facilities are shown.

★ F1 & F2 ARE POSSIBLE SWM/BMP FACILITIES WHICH MAY INCLUDE UNDERGROUND GRAVEL STORAGE. FINAL DESIGN, IF REQUIRED, TO BE DETERMINED WITH INFILL GRADING PLAN.

13

Revised: 8/4/15 Revised Zoning Citations Only 7/1/2021

No.	DATE	DESCRIPTION REVISIONS	REV.BY	APPROVED	DATE

PLAN DATE 07/02/2025

Urban, Ltd.
7712 Little River Turnpike
Annandale, Virginia 22003
Tel: 703.642.8080
Fax: 703.642.8251
www.urbanltd.com
Planners • Engineers • Landscape Architects • Land Surveyors

COMMONWEALTH OF VIRGINIA DAVID T. MCLAUGHLIN LIC. No. 022262 PROFESSIONAL ENGINEER 7/02/25

PRELIMINARY GRADING SWM INFORMATION

6624 TUNLAW COURT

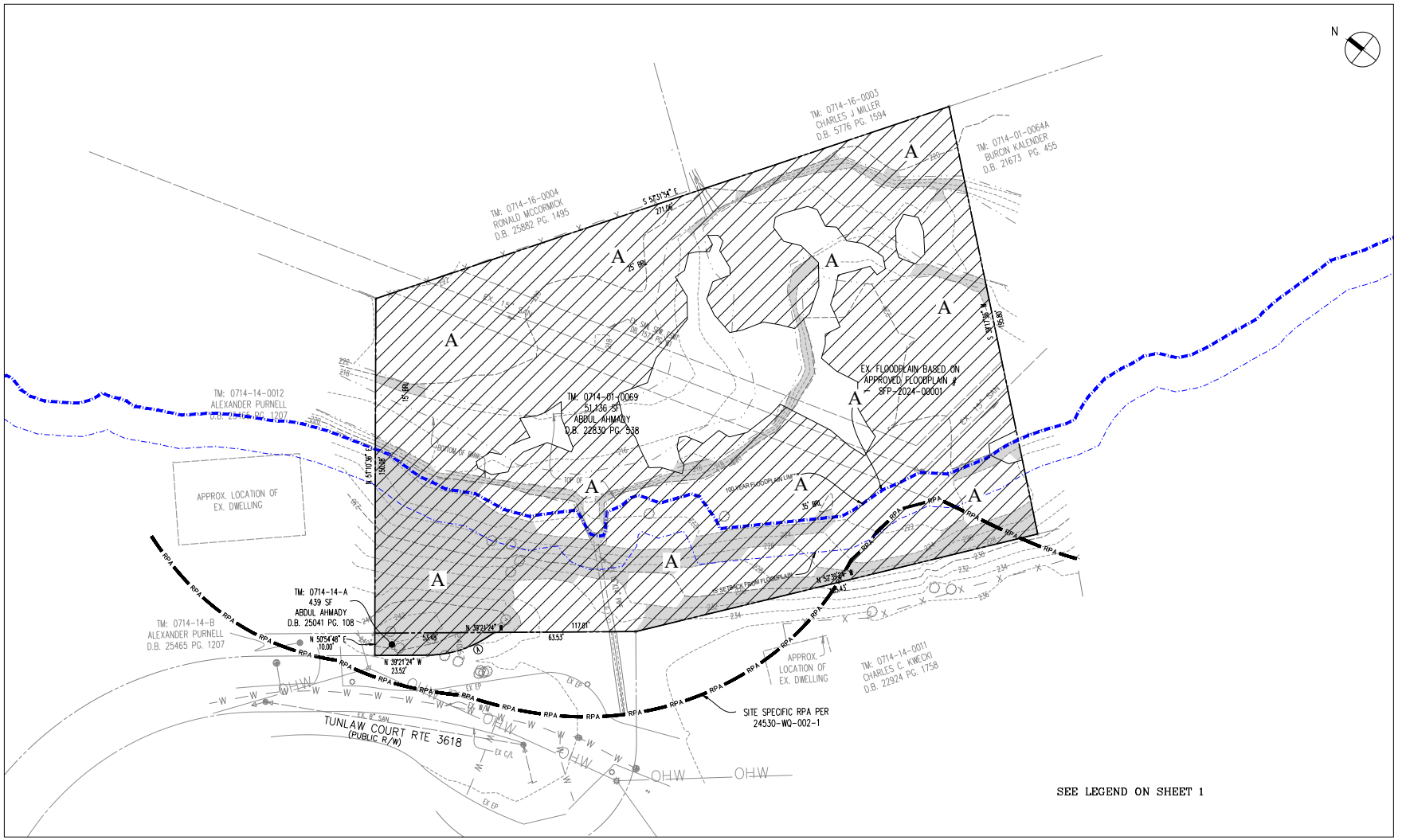
MAGISTERIAL DISTRICT: MASON
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=20' C.I. 2' DATE: JUNE, 2025

SHEET 2 OF 6

FILE No.

Urban, Ltd. - Q:\JOBS\Tunlaw Court\SPEX Exception Request\01-Cover.dgn [8.0] HEIGHT] June 27, 2025 - 10:07am zschlecht



This Plan Prepared or Approved by:
John Lightle, ISA Certified Arborist
MA-5174A

EXISTING VEGETATION SUMMARY

Key	Cover Type	Primary Species	Successional Stage	Condition	Acreage	Comments
A	Upland Forest	NORTHERN RED OAK (QUERCUS RUBRA) (DBH 18" TO 32"), SOUTHERN RED OAK (QUERCUS FALCATA) (DBH 18"-30"), AMERICAN BEECH (FAGUS GRANDIFOLIA) (DBH 2"-30"), AND TULIP POPLAR (LIRIODENDRON TULIPIFERA) (DBH 6"-16")	Climax	Fair - Good	1.03 ac. (44,728 s.f.)	THIS COVER TYPE CONSISTS PRIMARILY OF RED OAK, TULIP POPLAR AND AMERICAN BEECH. THE COVER TYPE IS SPREAD ACROSS THE SITE. TREES ARE GENERALLY LARGER (19"-30" DBH) TO THE WEST OF INDIAN RUN AND SMALLER TO THE EAST (8"-14" DBH). UNDERSTORY INCLUDES REGENERATION OF OVERSTORY SPECIES AS WELL AS YOUNG RED MAPLES AND SLIPPERY ELM. GROUNDCOVER IS GENERALLY SPARSE DUE TO LEAF LITTER BUT INCLUDES SOME VIRGINIA CREEPER, NATIVE FERNS, AND ASSORTED GRASSES. INVASIVE SPECIES PRESENT ARE PRIMARILY AT THE FOREST'S EDGE ALONG TUNLAW COURT, WHICH INCLUDE MIMOSA TREE, GRAPE VINES, HONEY SUCKLE, ENGLISH IVY, AND WINEBERRY. VEGETATION IS IN GOOD CONDITION. FEW TREES ALONG THE INDIAN RUN STREAMBANK ARE UNDERCUT ON THE WESTERN SIDE.
B	Open Field	n/a	n/a	n/a	0.15 ac. (6,847 s.f.)	This cover type consists of clearings in the surrounding canopy and is located primarily along Indian Run. The area just east of Indian Run is largely sediment, sand, and rock deposits, though there is some ground cover present closer to the treeline.
				TOTAL	1.18 ac. (51,575 s.f.)	

Field data collected by John Lightle, ISA #MA-5174A of Urban, Ltd. during site visit on July 3, 2024.

No.	DATE	DESCRIPTION	REV'BY	APPROVED	DATE
		REVISIONS			

PLAN DATE 07/02/2025

Urban, Ltd.
7712 Little River Turnpike
Suite 103 • Annandale, VA 22003
Tel. 703.642.8080
Fax. 703.642.8251
www.urbanltd.com
Planners • Engineers • Landscape Architects • Land Surveyors

COMMONWEALTH OF VIRGINIA
DAVID T. MCLAUGHLIN
Urban, Ltd.
No. 022262
07/02/25
PROFESSIONAL ENGINEER

EXISTING CONDITIONS & VEGETATION MAP

6624 TUNLAW COURT

MAGISTERIAL DISTRICT: MASON
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=20' C.L. =2 DATE: JUNE, 2025

SHEET 3 OF 6

FILE No.

Urban, Ltd. - G:\JOBS\Tunlaw Court\SP24 Exception Request\DWG\Plan [EM] June 27, 2025 - 10:07am ezekiel

PLANT SCHEDULE

Key	Botanical Name	Common Name	Qty.	Stock Size (height/cal.)	Stock Type	10-yr Tree Canopy	Multiplier	10 Yr. Canopy Sub-Total	Remarks
Cat. I Evergreen Trees									
TA	Thuja 'Green Giant'	Green Giant Arborvitae	5	8' Ht.	B & B	50		250	Full to ground, Dense
		Total 10-yr tree canopy provided by planting =						250	

Table 12.3 Tree Preservation Target Calculations and Statement

Step		Totals	Reference
A. Tree Preservation Target Calculations and Statement			
A	Pre-development area of existing tree canopy (from Existing Vegetation Map) =	44,728	
B	Percentage of gross site area covered by existing tree canopy =	87%	
C	Percentage of 10-year tree canopy required for site (see Table 12.4) =	30%	
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation (same as line B) =	87%	
E	Tree canopy area that should be met through tree preservation (Tree Preservation Target) =	13,418	
F	Proposed percentage of canopy requirement that will be met through tree preservation =	249.6%	
G	Has the Tree Preservation Target minimum been met?	Yes	Provide Yes or No
H	If No for line G, then a request to deviate from the Tree Preservation Target must be provided on the plan that states one or more of the justifications listed in § 12-0308.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	N/A	
I	If step H requires a narrative, it shall be prepared in accordance with § 12-0308.4	N/A	
J	Place tree preservation target information before the 10-year Tree Canopy Calculations as per instructions in Table 12.9.	✓	

Table 12.9 10-Year Tree Canopy Calculation Worksheet

Step		Totals	Reference
A. Tree Preservation Target and Statement			
A 1	Place the Tree Preservation Target calculations and statement here preceeding the 10-year tree canopy	✓	see § 12-0308.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area =	51,575	§ 12-0311.1A
B2	Subtract area dedicated to parks, road frontage and =	0	§ 12-0311.1B
B3	Subtract area of exemptions =	0	§ 12-0311.1C(1) through § 12-0311.1C(6)
B4	Adjusted gross site area (B1 - B2) =	51,575	
B5	Identify the site's zoning and/or use	R-2	
B6	Percentage of 10-year tree canopy required =	30.0%	§ 12-0310.1 and Table 12.4
B7	Area of 10-year Tree Canopy Required (B4 x B6) =	15,473	
B8	Modification of 10-year Tree Canopy Requirements requested?	No	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	N/A	Sheet number
C. Tree Preservation			
C 1	Tree Preservation Target Area =	13,418	
C 2	Total canopy area meeting standards of § 12-0200 =	1,342	
C 3	C 2 x 1.25 =	1,678	§ 12-0310.3B
C 4	Total canopy area provided by unique or valuable forest or woodland communities =	0	
C 5	C 4 x 1.5 =	0	§ 12-0310.3B(1)
C 6	total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	0	
C 7	C 6 x 1.5 to 3.0 =	0	§ 12-0310.3B(2)
C 8	Canopy area of trees within resource Protection Areas and 100-year floodplains =	36,940	
C 9	C 8 x 1.0 =	36,940	§ 12-0310.3C(1)
	Canopy area of trees receiving no additional credit =	0	
C 10	Total of C3, C5, C7, and C9 =	38,618	If area of C10 is less than B7, remainder of requirement must be met through tree planting - go to D
D. Tree Planting			
D 1	Area of canopy to be met through tree planting (B7-C10) =	0	
D 2	Area of canopy planted for air quality benefits =	0	
D 3	x 1.5 =	0	§ 12-0310.4B(1)
D 4	Area of canopy planted for energy conservation =	0	
D 5	x 1.25 =	0	§ 12-0310.4B(2)
D 6	Area of canopy planted for water quality benefits =	0	
D 7	x 1.25 =	0	§ 12-0310.4B(3)
D 8	Area of canopy planted for wildlife benefits =	0	
D 9	x 1.5 =	0	§ 12-0310.4B(4)
D 10	Area of canopy provided by native trees =	0	
D 11	x 1.5 =	0	§ 12-0310.4B(5)
D 12	Area of canopy provided by improved cultivars and varieties =	0	
D 13	x 1.25 =	0	§ 12-0310.4B(6)
D 14	Area of canopy provided through tree seedlings =	0	
	x 1.0 =	0	§ 12-0310.4D(1)
D 15	Area of canopy provided through native shrubs=	0%	
	x 1.0 =	0	§ 12-0310.4D(1)
D 16	Percentage of D 14 represented by D 15 =	0.0%	Must not exceed 33% of D 14
D 17	Area of Canopy credit for planting with no added credit =	250	
D 18	Total of canopy area provided through tree planting =	250	
D 19	Is an offsite planting relief requested?	No	Yes or No
D 20	Tree Bank or Tree Fund?	No	§ 12-0312
D 21	Canopy area requested to be provided through offsite banking or tree fund =	0	
D 22	Amount to be deposited into the Tree Preservation and Planting Fund =	0	
E. Total of 10-year Tree Canopy Provided			
E 1	Total of canopy area provided through tree preservation (C 10) =	38,618	
E 2	Total of canopy area provided through tree planting (D 18) =	250	
E 3	Total of canopy area provided through offsite mechanism (D 21) =	0	
E 4	Total of 10-year Tree Canopy Provided (SF)= (E1+E2+E3)	38,868	Total of E1 through E3, area should meet or exceed area in B7

Table 12.11 Interior Parking Lot Landscaping Calculations

Note: There are no parking lots with over 20 spaces, therefore no interior or peripheral parking lot calculations are required.

TRANSITIONAL SCREENING AND BARRIER CALCULATIONS

Note: The property is being developed as a single-family, detached dwelling, therefore no transitional screening and barrier calculations are required.

PLANTING SPECIFICATIONS

1. QUALITY ASSURANCE:
   A. Landscape planting and related work shall be performed by a firm with a minimum of five years experience specializing in this type and scale of work.
   B. Applicable Specifications and Standards: Fairfax County Zoning Ordinance; Fairfax County Public Facilities Manual; Virginia Erosion and Sediment Control Handbook (VESCH); American Joint Committee on Horticultural Nomenclature; American Standard for Nursery Stock (ANSI Z60.1), latest edition; Landscape Specification Guidelines for Baltimore Washington Metropolitan Areas, latest edition, by Landscape Contractors Association MD, DC, VA.
   C. The Contractor shall guarantee all landscape improvements, including sod/seeding, for one full year from the date of initial acceptance by the owner. Contractor must contact owner at least 10 business days in advance to schedule acceptance inspection(s). Contractor must replace all dead or unacceptable plants during the following planting season.
2. SUBMITTALS: Submit the following to the Owner's Representative prior to beginning work:
   A. Copies of manufacturer's data for all materials required.
   B. Samples of required mulch material.
   C. Chemical and mechanical analysis and samples of all existing soil, topsoil, organic matter and soil mix to be used.
   D. Planting schedule showing the dates (earliest and latest) proposed for each type of plant specified, schedule each type of planting within the normal planting seasons for such work. Include requests for any proposed changes in the approved planting season and a list of proposed sources for all plant materials.
   E. List of proposed sources for all plant material;
3. DELIVERY, HANDLING AND STORAGE
   A. Deliver packaged materials in manufacturer's unopened containers or bundles, fully identified with name, brand, type, weight, & analysis. Store packaged materials in such a manner as to prevent damage or intrusion of foreign matter.
   B. Dig balled and burlapped (B&B) plants with firm, natural balls of earth, of a diameter not less than that shown on the plant list nor less than recommended by the American Standard for Nursery Stock, and of sufficient depth to include the fibrous and feeding roots. B&B plants will not be accepted if the ball is cracked or broken before or during planting operation.
   C. Deliver trees and shrubs after preparations for planting have been completed. Do not bend, bind, or tie trees or shrubs in such a manner as to damage bark, break branches or destroy natural shape. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by heeling-in bare root stock and covering plant balls with soil, peat moss or other acceptable material for balled stock. Plants shall be kept well watered and shall not remain unplanted for longer than ten (10) days after delivery.
   D. Plants shall be lifted and handled from the bottom of the ball only.
   E. Do not remove container-grown stock from containers until planting time.
4. DRAINAGE: Before planting, determine that areas to receive plant material have adequate subdrainage.
   A. The landscape contractor is responsible for drainage tests as necessary to identify any problems prior to beginning planting operations. Upon commencement of planting operations the landscape contractor assumes responsibility for soil conditions.
   B. Dig planting pits to full depth and dimensions indicated on drawings.
   C. At bottom of planting pit, excavate rectangular pit 12 inches by 12 inches by 18 inches deep. Quickly pour water into pit to a depth of 6 inches (approximately 3-3 3/4 gallon). Note time required for water to be completely absorbed. Divide time noted by 6 to achieve average rate of absorption for 1 inch of water. Where rate of absorption exceeds 60 minutes per inch, notify owner immediately for directions on how to proceed.
5. PLANTING DATES: Planting shall be done only within the following dates except as approved by Owner.
   A. Deciduous Trees and Shrubs: March 1 to May 31 and October 15 to December 15.
   B. Evergreen Trees, Shrubs and Vines: March 1 to May 31 and September 1 to November 15.
   C. All plant material shall be guaranteed by the Contractor for a period of 1 year from the date final acceptance to be in good, healthy and flourishing condition.
6. MATERIALS FOR PLANTING: Contractor must provide, load, haul, mix and spread all materials for plantings as required.
   A. Topsoil: shall be a fertile, friable natural loam, uniform in composition, free of stones, lumps, plants and their roots, debris and other extraneous matter over 1 inch in diameter, capable of sustaining vigorous plant growth. Soil shall be harvested at a single source from the O and/or A horizons of the soil profile.
      1) Topsoil shall have a pH range of 5.5 to 7.5.
      2) Topsoil shall contain 1.5-5% organic matter by dry weight.
      3) Soil Texture: sandy loam, sandy clay loam with the following particle size distribution:

Gravel	Less than 10%
Silt	15-30%
Clay	20-35%

      4) Chemical Levels shall be:

Magnesium Mg	100+ units
Phosphorus P205	150+ units
Potassium - K20	120+ units

      5) Soluble Salts/ Conductivity - Not to exceed 900 ppm/0.9 mmhos/cm (in soil); not to exceed 3000 ppm/2.5 mmhos/cm (in high organic mix)
      6) Cation exchange capacity shall be a minimum of 8 meq/100g.
   B. Clay Loam to Sandy Clay Loam Soil: shall be a fertile, friable natural loam, uniform in composition, free of stones, lumps, plants and their roots, debris and other extraneous matter over 1 inch in diameter, capable of sustaining vigorous plant growth.
      1) Soil shall have a pH range of 5.5 to 6.5.
      2) Soil shall contain 2-5% organic content by volume.
      3) Soil Texture: Clay loam to sandy clay loam with the following particle size distribution:

Gravel	Less than 10%
Sand	20-50%
Silt	<30%
Clay	20-40%

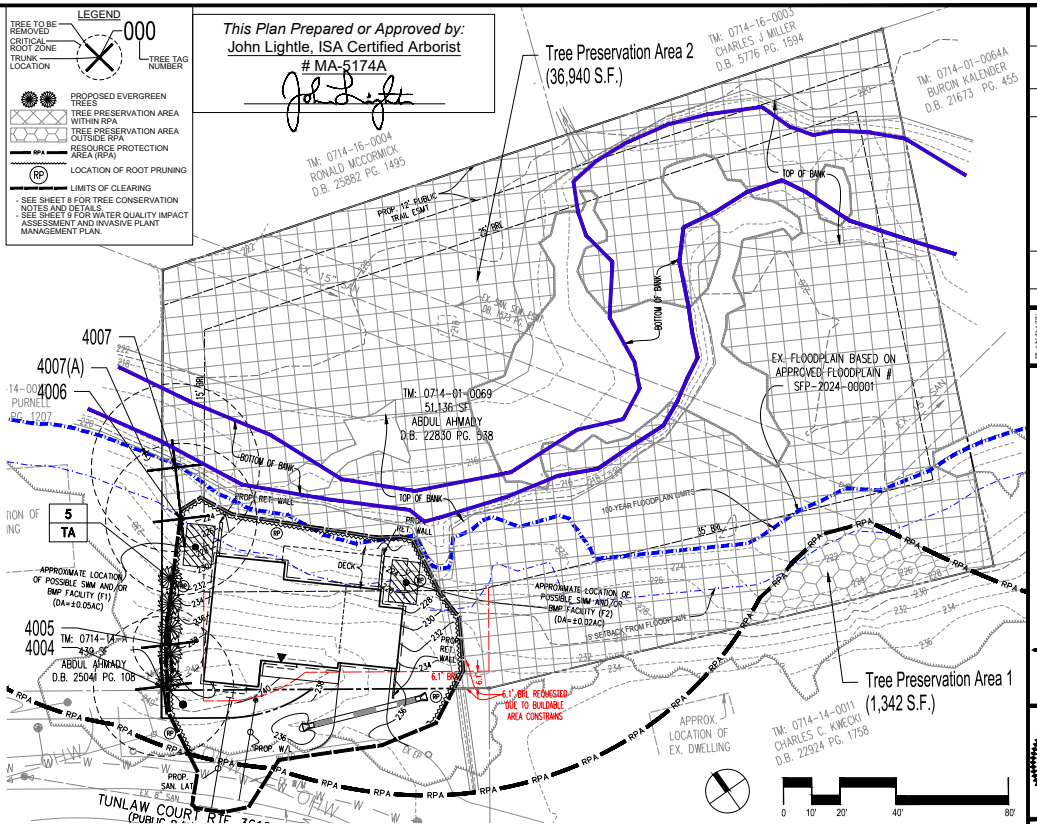
      4) Chemical Levels shall be:

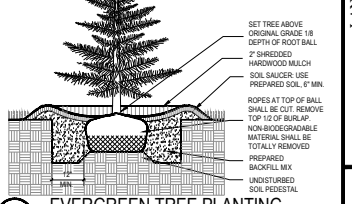
Magnesium Mg	100+ units
Phosphorus P205	150+ units
Potassium - K20	120+ units

      5) Soluble Salts/ Conductivity - Not to exceed 900 ppm/0.9 mmhos/cm (in soil); not to exceed 3000 ppm/2.5 mmhos/cm (in high organic mix)
      6) Cation exchange capacity shall be 20-35 meq/100g.
   C. Compost: Compost shall be mature, stable, weed free, and produced by aerobic decomposition of organic matter. Compost feedstock shall be plant matter, such as high lignin forestry products or yard waste (leaves, brush and yard trimmings).
      1) The product must not contain any visible refuse or other physical contaminants, substances toxic to plants, or over 5% sand, silt, clay or rock material by dry weight.
      2) Compost shall be sampled and tested as required by the Seal of Testing Assurance Program of the United States Composting Council (USCC) and shall meet the physical requirements for compost as determined by USCC.
      3) The product shall possess no objectionable odors. The product must meet all applicable USEPA CFR, Title 40, Part 503 Standards for Class A biosolids.
      4) The moisture level shall be such that no visible water or dust is produced when handling the material.
   D. Composted Pine Bark Fines: Shall be approved composted, ground pine bark having no particle with a dimension greater than 3/4 inch. No more than 10% shall be wood.
   E. Mulch: Shall be shredded hardwood bark for trees and shrubs. Fine bark mulch is to be used for perennial beds.
   F. Sand: Shall be quartz based sharp concrete sand, ASTM C-33 Fine Aggregate, with a Fines Modulus Index between 2.8 and 3.2.
   G. Trace Elements: Shall be commercially available slow release materials containing zinc (Zn), Molybdenum (Mo), Copper (Cu), Boron (B), and Magnesium (Mn).
   H. Fertilizer: A commercial fertilizer for ornamental trees, shrubs and ground cover with an analysis of 10% Nitrogen, 6% Phosphorus and 4% Potassium shall be used. This fertilizer shall be granular with a minimum of 50% of the total Nitrogen in organic form. 14-14-14-Duricote (or approved equal) shall be applied at a rate of 10 lbs. per square foot, tilled to a depth of 8 inch, shall be used for perennials.
   I. Soil Separator: Shall be rot resistant non-woven polypropylene filter fabric, water permeable, and unaffected by freezing and thawing. Acceptable products include: Mirafi 140N, Mirafi Civil Engineering Co., or Stabilenka Type T-80, American Enka Co., Enka, N.C.
   J. Planter Drainage Fabric: Shall be prefabricated planter drainage fabric Miradrain 9000, a composite system consisting of a Mirafi drainage fabric bonded to a three-dimensional highly impact-resistant plastic core. The core shall have the following attributes:
      1) Compressive Strength: (ASTM D-1621), 15,000 - PSF.
      2) Overlaps: Shall be capable of mechanically interlocking so as to prevent separation of the overlaps during backfill.
7. PLANT MATERIALS: Refer to the PLANT LIST on the drawings for specific types and quantities of plants:
   A. Plants shall be nursery grown in accordance with good horticultural practices. Plants shall either be obtained from local nurseries and/or others, which have soil (heavy clay) and climatic conditions similar to those in the locality of the project.
   B. Plant material grown in sandy, well-drained soil will not be approved for this project. Plants shall be true to species and variety and unless specifically noted otherwise, all plants shall be of specimen quality, exceptionally heavy, symmetrical, tightly-knit plants, so trained or favored in their development and appearance as to be superior in form, number of branches, compactness and symmetry.
   C. Plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf, free of disease, insect pests, eggs or larvae and shall have healthy, well-developed root systems. They shall be free from physical damage or any conditions that would prevent thriving health and the desired appearance.
   D. Trees, which have a damaged or crooked leader, or multiple leaders, unless specified in the plant list, will be rejected. Trees with abrasion of the bark, sun scald, disfiguring knots, or pruning cuts more than 1 1/4 inch diameter which have not completely callused, will be rejected.
   E. Plants shall conform to measurements specified in the plant schedules except that plants larger than specified may be used if acceptable to the Landscape Architect or owner. Use of such plants shall not increase the contract price. If larger plants are accepted, the root ball shall be sized for the larger plant.
   F. Caliper Measurement: Shall be taken at a point on the trunk 6 inches above natural ground line for trees up to 4 inches diameter, and at a point 12 inches above the natural ground line for trees over 4 inches diameter.
   G. Plants shall be measured when branches are in the normal position. Height and spread dimensions specified refer to the main body of the plant and not from branch tip to tip.
7. SOIL MIXING PROCEDURES:
   A. Topsoil used in sand/soil mixes shall be screened or shredded prior to mixing in sands. Maximum clod inclusion for soil mixes shall not exceed:

Clod size (largest dimension)	% of the soil mix volume
Less than 1"	Unlimited
1 to 3 inches	20%
3 to 6 inches	5%
>6 inches	Less than 2%

   B. Source material and soil mix stockpiles shall be protected from rain by covering with filter cloth.
8. INSPECTION:
   A. Examine the areas and conditions where soil mix is to be installed and notify the Landscape Architect of conditions detrimental to the proper and timely completion of the work. Do not proceed with the work until unsatisfactory conditions are corrected to permit proper installation of the work.
   B. Cooperate with other Contractors and trades working in and adjacent to other work areas. Examine drawings which show development of entire project and become familiar with scope of other work required.
9. SOIL INSTALLATION - GENERAL PROCEDURES:
   A. If subgrade soil compaction exceeds 80%, existing soil shall be ripped to a depth of 14 inches to alleviate compaction which has taken place during construction. Prior to loosening of soil, Contractor must locate existing utilities and coordinate with Owner any underground electric lines, drainage pipes, conduits, etc.
   B. Prepare the subgrade by roughening the top 3 inches of the subsoil by dragging the teeth of a backhoe bucket across the surface.
   C. Begin soil installation as soon as subsoil is prepared. Use low impact equipment with track belts, large tires, or low tire pressure to lower compaction and soil damage during installation.
   D. Monitor compaction during installation and loosen soils as needed if compaction exceeds 80%.
   E. Install specified soil in 12-18 inch thick lifts. Compact each lift sufficiently to reduce settling but not enough to prevent the movement of water and feeder roots through the soil. The soils in each lift should feel firm to the foot in all areas and make only slight heel prints.
10. INSTALLATION OF SOIL MIX FOR LAWN AREAS ON GRADE:
   A. Soil Mix for Lawns on Grade: shall consist of 10% compost and 90% topsoil, by volume. These materials must meet specifications described in Section 2.00.
   B. Loosen subgrade lawn areas to a minimum of 3 inches. Remove stones more than 1-1/2 inches in any dimension and sticks, roots, rubbish, and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.
   C. Spread soil mix for lawn areas on grade to a minimum depth of 6 inches as required to meet grade and elevations shown on drawings, after lightly rolling and natural settlement. Allow for sod thickness in areas to be sodded.
11. INSTALLATION OF SOIL MIX FOR TREE PITS ON GRADE
   A. Confirm that native subsoil drains at a rate of at least ½ inch per hour. If drainage is less than ½ inch per hour, provide subsurface drainage lines.
   B. Install 30-36 inches of Soil Mix for Tree Pit Backfill on Grade, which shall consist of 3 parts existing clay loam to sandy clay loam soil, amended per soil test results instructions and incorporating 1 part Compost and/or Composted Pine Bark Fines.
   C. Till 4 inches of compost into the top 6 inches of the installed Soil Mix.
12. INSTALLATION OF SOIL MIX FOR MULCHED SHRUB AND PERENNIAL BEDS:
   A. Confirm that native subsoil drains at a rate of at least ½ inch per hour. If drainage is less than ½ inch per hour, provide subsurface drainage lines.
   B. Install 14-18 inches of Soil Mix for Mulched Shrub and Perennial Beds, which shall consist of 3 parts existing clay loam to sandy clay loam soil, amended per soil test results instructions and incorporating 1 part Compost and/or Composted Pine Bark Fines.
   C. Till 4 inches of compost into the top 6 inches of the installed Soil Mix.
13. EROSION CONTROL MATERIAL AND PLANTING ON STEEP SLOPES:
   A. Material meeting the requirements of the specifications shall be installed and maintained on the designated areas as shown and specified. The areas to be covered shall be prepared and fertilized as specified before the erosion material is placed. Immediately prior to the planting operations, the material shall be laid evenly, smoothly and in contact with the soil throughout.
   B. Lay erosion control materials with one inch nominal openings in accordance with manufacturer's instructions. Unroll in direction of water flow. Overlap sheets by at least 6 inches. Where strips are to be spliced lengthwise, overlap strips by 6 inches. Upgrade section shall be on top of all splices.
   C. The Contractor shall maintain and protect the erosion control material until the final inspection. Maintenance shall consist of repairs made necessary by erosion, wind or any other cause. Following the restoration of damaged areas under plant and turf guarantee and establishment requirements for applicable underlying items; the erosion control material shall be repaired or replaced to meet the original requirements and maintained until the final inspection.
14. GENERAL PLANT INSTALLATION:
   A. Excavation: Excavate all tree pits and planting areas to the width and depth shown in the planting details.
   B. Center plant in pit and orient for the best visual effect. Set plants plumb and hold rigidly in position until soil has been tamped firmly around root ball.
   C. Mix soil amendments and fertilizers with existing soil in accordance with soil recommendations for plant type, based upon soil test results as approved by Owner. Delay mixing of fertilizer if planting will not occur within a few days.
   D. Backfill pit with planting soil mix, consisting of 2/3 existing soil and 1/3 organic material, and fertilizer, until two-thirds full. Tamp and water each layer thoroughly to settle soil. After soil settles, fill pit with remaining planting soil mix, water and shape surface so that it slopes to drain from trunk and matches ground at edge of planting pit.
   E. Mulch within 48 hours after planting and after applying the pre-emergent herbicide, except ground cover areas (which shall have organic material placed before planting) with a 2 inch layer of mulch immediately after planting. All bed lines shall be cut with a smooth consistent edge to a minimum depth of 3 inches. Keep mulch out of the crowns of shrubs and off buildings, sidewalks, light standards, and other structures.
   F. All planting areas to conform to specified grades after full settlement has occurred and mulch has been applied. Provide saucers around tree pits as shown on planting details. Remove all tags, labels, strings, etc. from all plants.
15. PERMANENT SEEDING OR SODDING FOR GRASS AREAS:
   A. Lawn Seed or Sod varieties shall be an improved variety turf-type tall fescue blend. The landscape contractor shall select from varieties approved by the Maryland or Virginia Department of Agriculture.
   B. Refer to the Virginia Erosion and Sediment Control Handbook, for guidelines, specifications and installation techniques of seed and sod.
   C. Maintenance shall begin immediately after each plant and lawn area is installed and shall continue until 90 days after final acceptance of the last section.





1 EVERGREEN TREE PLANTING
NTS

No.	DATE	DESCRIPTION REVISIONS	REV'BY	APPROVED	DATE

PLAN DATE 07/02/2025

urban, Ltd.
7712 Little River Turnpike
Suite 103, Annandale, VA 22003
Tel: 703.642.8080
Fax: 703.642.8251
www.urbanltd.com
Planners • Engineers • Landscape Architects • Land Surveyors

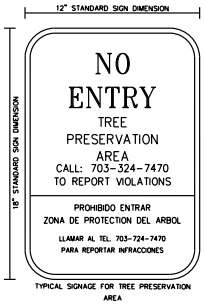
COMMONWEALTH OF VIRGINIA DAVID T. MASON LIC. No. 0402017925 PROFESSIONAL ENGINEER

LANDSCAPE PLAN
6624 TUNLAW COURT
MAGISTERIAL DISTRICT: MASON
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=20' DATE: JUNE, 2025 C.L. =2

SHEET 4 OF 6

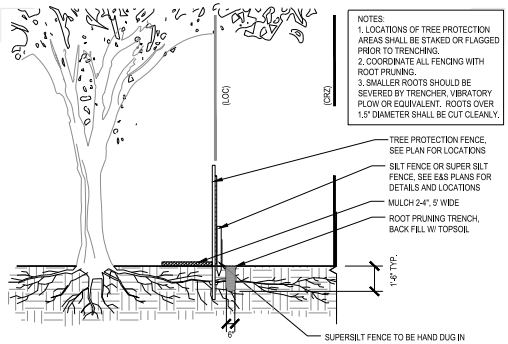
FILE No.

Urban, Ltd. - G:\JOBS\Turnlaw Court\SPA Exception Request\Land\Landscape plan.dwg [Landscape Plan] June 27, 2025 - 10:07pm jmitchell



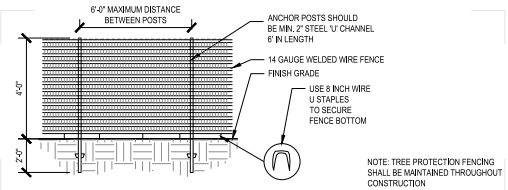
1 TREE PROTECTION SIGNAGE

Scale: NTS.



2 ROOT PRUNING

Scale: NTS.



3 TREE PROTECTION FENCE

Scale: NTS.

TREE PRESERVATION NARRATIVE

Limits of clearing shall be flagged and approved by Forest Conservation Branch (FCON), SDID, LDS prior to any land disturbing activities. Following approval of limits of clearing, tree protection fence shall be installed inside of the limits of clearing where adjacent to any tree or stand of trees to be preserved, and the tree protection fence shall then be approved by FCON. Tree protection fence shall be provided in the form of 14-gauge welded wire fence or super-silt fence, and shall remain erected throughout all phases of construction. No grade changes or storage of equipment, materials, debris, or fill shall be allowed within the area protected by the tree protection fence. No natural or man-made materials or liquids (e.g. concrete, stone, gas, oil, paint, chemicals, etc.) shall be disposed of within tree preservation areas. Tree preservation signs shall be posted directly on the tree protection fence or on freestanding stakes in front of the tree protection fence. Tree preservation signs to be posted at a minimum of 1 per 50 linear feet of tree protection fence. Tree preservation signs shall be written in both English and Spanish. Upon approval of tree protection fencing, clearing activities may begin. See details shown within this Tree Conservation Plan for all applicable tree preservation details.

Forested areas to be preserved shall not contain human health and safety risks such as Hazard trees, open post holes, or hunting stands, and the contractor may be instructed to remove such risks by FCON. All additional man-made refuse, including firewood, lumber, tires, plastics, and other man-made debris shall be removed from the Tree Preservation Area by hand in a manner that minimizes the impact on trees to be preserved. No heavy equipment may be operated from a position beyond the limits of clearing and grading.

Unless designated as "To be Removed" on these plans or deemed "Hazardous" by the project arborist or FCON, all vegetation within the Tree Preservation Areas shall be preserved. Hazard trees or vegetation within the Tree Preservation Areas that are designated for removal shall be hand felled with a chain saw to avoid adverse impacts on surrounding vegetation. When trees or vegetation are deemed hazardous by FCON or the project arborist, those trees shall be removed as soon as possible after identification. Stumps within the Tree Preservation Areas shall be cut flush and left in place.

During clearing operations and prior to any new construction commencing, trees to remain shall be reviewed and any dead, hazardous branches shall be pruned and removed. Pruning shall be done with proper techniques in accordance with the latest edition American National Standards Institute (ANSI) A300, by personnel who through training and on-the-job experience understand the techniques and hazards of tree care work and understand the safety requirements outlined in the latest edition of the ANSI Z133.1 standards.

Mulching within the Tree Preservation Areas shall be provided immediately installation of tree protection fence (if not fertilizing). The area to be mulched shall be located from immediately behind the tree protection fence and extend 5 feet into the Tree Preservation Area and along the tree protection fence to the extent of the tree canopy. Mulch shall be provided at a depth of not less than 3-4 inches.

Root pruning will be implemented for the trees identified on the plan and shall take place prior to any clearing and grading, or demolition of structures. Root pruning shall be done using a trencher, vibratory plow or equivalent, to a depth of 18 inches, and under the supervision of a certified arborist. Root pruning trench shall be backfilled with soil so that roots are not left exposed.

Following approval of the tree protection fence, mulching, and root pruning, clearing activities may begin. Trees to be removed on site within the limits of clearing will be cleared by machine except where trees are designated to be hand felled by chain saw. Grind stumps of trees that have been hand felled within the limits of clearing. Tree workers shall follow safety and operational guidelines set by ANSI A300 (Standard Practices for Tree Care Operations) & ANSI Z133 (Safety Requirements for Arboricultural Operations).

Trees to be removed include: 4004, 4005, 4006, and 4007.

Trees to be hand felled include: 4004, 4005, 4006, and 4007.

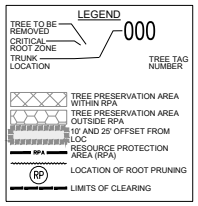
No trees are scheduled for transplantation as part of this plan.

There are no known invasive species located within the Tree Preservation Areas of the development property.

There are no trees designated as "Heritage," "Specimen," Memorial," or "Street" trees located on the development site or sites adjacent to the development property.

There are no additional arboricultural practices or treatments required by proffered conditions, development plans, conceptual/final development plans, PRC plans, special permits, or special exception plans.

A Certified Arborist or Registered Consulting Arborist (The Project Arborist) will be hired and retained by the applicant. The Project Arborist shall participate in the preconstruction conference.



TREE INVENTORY & CONDITION ANALYSIS

TREE NO.	SPECIES		SIZE	CRZ	POOR CONDITION?	CONDITION RATING	STATUS	COMMENTS
	Botanical Name	Common Name	DBH (in)	R (ft.)		%	(Remove or Preserve)	
4004	*Quercus falcata*	*Southern Red Oak*	25"	25'	No		Remove	Scaffolded branch decay; Co-owned
4005	*Quercus rubra*	*Northern Red Oak*	13"	13'	Yes	41.00	Remove	Heavy Ivy
4006	*Fagus grandifolia*	*American Beech*	27"	27'	No		Remove	Co-dominant
4007	*Quercus rubra*	*Northern Red Oak*	30"	30'	Yes	0.00	Remove	On streambank; Co-Owned; Dead
4007(A)	*Fagus grandifolia*	*American Beech*	26"	26'	No		Preserve	Co-dominant; On streambank; Off-site

TREE PRESERVATION CALCULATIONS

Tree Preservation Areas	Cover Type	S.F.	Credit Factor	Total
Tree Preservation Area 1	Bottomland Forest	1,342	1.25	1,678
Tree Preservation Area 2	Bottomland Forest (w/in RPA)	36,940	1.00	36,940
			Total Tree Preservation Provided (s.f.):	38,618

NOTES:

1. TREE INVENTORY DATA COLLECTED BY JOHN LIGHTLE, ISA #MA-5174A, OF URBAN, LTD. ON JULY 3, 2024.

2. A LETTER OF PERMISSION SHALL BE OBTAINED FROM THE PROPERTY OWNER BY THE CONTRACTOR PRIOR TO THE REMOVAL OF ANY OFFSITE TREES IDENTIFIED AS TO BE REMOVED WITH THIS TREE PRESERVATION PLAN.

This Plan Prepared or Approved by:
John Lightle, ISA Certified Arborist
MA-5174A

No.	DATE	DESCRIPTION	REV BY	APPROVED	DATE
		REVISIONS			

PLAN DATE: 07/2/2025

Urban, Ltd.
7712 Little River Turnpike
Annandale, Virginia 22003
Tel: 703.642.8080
Fax: 703.642.8251
e-mail: urban@urbanltd.com
Planners • Engineers • Landscape Architects • Land Surveyors

COMMONWEALTH OF VIRGINIA — DAVID T. MCLAUGHLIN — No. 022262 — LAND SURVEYOR — PROFESSIONAL

TREE CONSERVATION PLAN

6624 TUNLAW COURT

MAGISTERIAL DISTRICT: MASON
FAIRFAX COUNTY, VIRGINIA

DATE: JUNE, 2025

SCALE: 1"=20' C.L. =2

SHEET 5 OF 6

FILE No.

6624 Tunlaw Court -Water Quality Impact Assessment
For Improvements Associated with the 6624 Tunlaw Court Site Plan.

We hereby submit a Water Quality Impact Assessment for the above referenced project, which is located on Fairfax County Tax Map 0714-01-0069 and 0714-14-A.

Section 118-4-3. Water Quality Impact Assessment Components.

The Water Quality Impact Assessment shall:

(a) Display the boundaries of the RPA.
The WQIA overview sheet depicts the RPA line.

(b) Display and describe the location and nature of the proposed encroachment into and/or impacts to the RPA, including any clearing, grading, impervious surfaces, structures, utilities, and sewage disposal systems
Impervious Surfaces, Structures, & Utilities – A dwelling and driveway are proposed for this site, including necessary utility connections.
Clearing & Grading – Clearing and Grading associated with the construction of the dwelling is proposed.

(c) Provide justification for the proposed encroachment into and/or impacts on the RPA; Encroachments into the RPA are made by the property owner to construct a dwelling. The property is otherwise non-buildable unless the RPA is encroached upon.

(d) Describe the extent and nature of any proposed disturbance or disruption of wetlands; There was no disturbance of wetlands within the RPA.

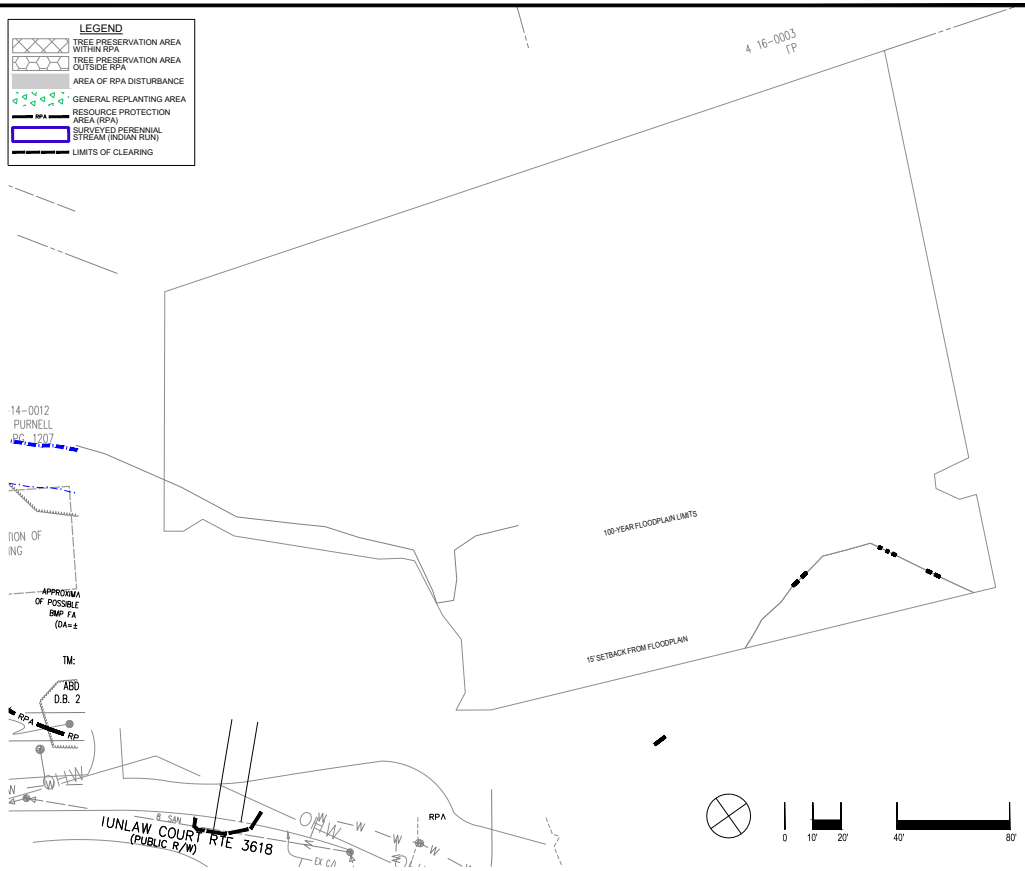
(e) Display and discuss the type and location of proposed best management practices to mitigate the proposed RPA encroachment and/or adverse impact;
Reforestation plantings are proposed to mitigate the clearing within the RPA.

(f) Demonstrate the extent to which the proposed activity will comply with all applicable performance criteria of this Chapter;
The reforestation plantings proposed meet the requirements of PFM 12-0316.4.

(g) Provide any other information deemed by the Director to be necessary to evaluate potential water quality impacts of the proposed activity.
No additional information is available for submission; however, should the Director need any further data or exhibits, Urban will be happy to provide the documents.

Sincerely,
Urban, Ltd.
John Lightle, PLA.
Director of Landscape Architecture

This Plan Prepared or Approved by:
John Lightle, ISA Certified Arborist
MA-5174A



RPA RESTORATION NOTES:
1. THE PROPOSED QUANTITY FOR EACH PLANT TYPE, RESPECTIVELY, REFLECTS THE MAXIMUM REQUIREMENT SHOWN IN EITHER THE CBPO OR THE FAIRFAX COUNTY PFM.
2. THE LIMITS OF CLEARING AND GRADING SHOWN NEAR AND / OR WITHIN THE LIMITS OF THE RESOURCE PROTECTION AREA (RPA) MUST BE STRICTLY OBSERVED AND ENFORCED. ANY ENCROACHMENT INTO, AND/OR DISTURBANCE OF, THE RPA NOT SHOWN ON THIS PLAN IS CONSIDERED A VIOLATION OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE (CBPO) AND IS SUBJECT TO THE PENALTIES OF CBPO ARTICLES 9, VIOLATION AND PENALTIES.

RPA RESTORATION CALCULATIONS
(per PFM 12-0316.4 & CBPO 118-3-3 (d))

DISTURBANCE OF EX. RPA:	6,199 SF.	OR	0.142 AC.
RESTORATION REQUIREMENTS:			
LANDSCAPE REQUIRED			
SHRUBS: 12-24" HT IN 1 GAL OR LARGER POT (654 PER ACRE)	93	SHRUBS	
OVERSTORY TREES: 3/4"-CALIPER (164 PER ACRE)	23	3/4"-CAL.	
UNDERSTORY TREES: 3/4"-CALIPER (218 PER ACRE)	31	3/4"-CAL.	
AREA OF LEAF LITTER OR MULCH (SEE NOTE 2 BELOW)	6,199	SF	
LANDSCAPE PROVIDED ON SITE			
SHRUBS	93	SHRUBS	
OVERSTORY TREES	23	3/4"-CAL.	
UNDERSTORY TREES (PROVIDED WITH WQIA #24530-WQ-002-1) (SEE NOTE 3 BELOW)	28	3/4"-CAL.	
UNDERSTORY TREES (PROVIDED WITH THIS PLAN)	3	3/4"-CAL.	
AREA OF LEAF LITTER OR MULCH (SEE NOTE 2 BELOW)	6,199	SF	

NOTES:
1. PLANTING RATES ARE PROVIDED PER PFM TABLE 12.13B. THE PFM TABLE PERMITS DIFFERENT PLANTING RATES DEPENDENT ON SELECTED SIZES. THE RATES AND SIZES INDICATED HERE INCLUDE ONLY THOSE SELECTED FOR PLANTING WITH THIS PROJECT.
2. LEAF LITTER OR MULCH MAY BE SUBSTITUTED FOR HERBACEUOUS SEED MIX GROUNDCOVER, AS MAY BE APPROVED BY THE DIRECTOR, PER Z.O. TABLE 12.13B SECTION C. NOTE 1.

3. WQIA #24530-WQ-002-1 WAS APPROVED ON APRIL 14, 2021 FOR THE PRE-EMPTIVE TREE REMOVAL ASSOCIATED WITH A NOTICE OF VIOLATION (CASE #202006360). THIS APPLICATION TAKES CREDIT FOR THE 28 TREES PLANTED FOR THE MITIGATION OF THE 14 TREES REMOVED WITHIN THIS APPLICATION'S AREA OF RPA DISTURBANCE.

RPA PLANT SCHEDULE

Qty.	Botanical Name	Common Name	Size
	Cat. IV Deciduous Trees		
4	Liquidambar styraciflua	Sweetgum	3/4" Caliper
4	Liriodendrom tulipifera	Tulip Poplar	3/4" Caliper
4	Quercus bicolor	Swamp White Oak	3/4" Caliper
3	Quercus rubra	Northern Red Oak	3/4" Caliper
	Cat. III Deciduous Trees		
4	Betula nigra	River Birch	3/4" Caliper
4	Taxodium distichum	Baldcypress	3/4" Caliper
	Cat. II Deciduous Trees		
1	Amelanchier canadensis	Serviceberry	3/4" Caliper
1	Carpinus caroliniana	American Hornbeam	3/4" Caliper
1	Cercis canadensis	Eastern Redbud	3/4" Caliper
	Shrubs		
16	Aronia arbutifolia	Red Chokeberry	12-24" ht.
15	Cornus amomum	Silky Dogwood	12-24" ht.
16	Cornus stolonifera	Red Twig Dogwood	12-24" ht.
15	Ilex glabra	Inkberry Holly	12-24" ht.
16	Ilex verticillata	Winterberry Holly	12-24" ht.
15	Viburnum dentatum	Arrowwood	12-24" ht.

No. | DATE | DESCRIPTION | REV'BY | APPROVED | DATE
REVISIONS

PLAN DATE 6/12/2025

Urban, Ltd.
7712 Little River Turnpike
Annandale, Virginia 22003
Tel: 703.642.8680
Fax: 703.642.8251
www.urbanltd.com
Planners • Engineers • Landscape Architects • Land Surveyors

COMMONWEALTH OF VIRGINIA — JOHN T. LIGHTLE — No. 022004 — PROFESSIONAL — 6/12/25

TUNLAW RPA

6624 TUNLAW COURT
MAGISTERIAL DISTRICT: MASON
FAIRFAX COUNTY, VIRGINIA

SCALE: NOT TO SCALE | C.I. N/A | DATE: JUNE, 2025

SHEET 6 OF 6

FILE No.

Urban, Ltd. - Q:\JOBS\Tunlaw Court\RPA Exception Request\Jcn-Landscape plan.dwg, [WQA1 June 27, 2025 - 10:07am, jcarbaugh

Attachment C – List of Property Owners Notified and Newspaper Advertisement

PARCEL_PIN	STREET_NUM	STREET_NAME	STREET_TYPE	CITY	STATE	ZIP	FULL_ADDRESS	JURISDICTION	SUPERVISOR_DISTRICT	SUBDIVISION	OWNER	OWNER_ADDRESS	OWNER_CITY_STATE
0714 14 0012	6626	TUNLAW	CT	ALEXANDRIA	VA	22312	6626 TUNLAW CT	FAIRFAX COUNTY	MASON	OAK RUN PARK	PURNELL ALEXANDER WARNER	6626 TUNLAW CT UNIT 528	ALEXANDRIA, VA, 22312
0714 16 0005	5002	WENRUTH	PL	ANNANDALE	VA	22003	5002 WENRUTH PL	FAIRFAX COUNTY	MASON	BRAINWOODS	TONGRUGS WOODTHICHAI	5002 WENRUTH PL	ANNANDALE, VA, 22003
0714 01 0065	6586	BRADDOCK	RD	ALEXANDRIA	VA	22312	6586 BRADDOCK RD	FAIRFAX COUNTY	MASON		PEMBERTON WILLIAM B	6586 BRADDOCK RD	ALEXANDRIA, VA, 22312
0714 14 0004	6620	SPRING VALLEY	DR	ALEXANDRIA	VA	22312	6620 SPRING VALLEY DR	FAIRFAX COUNTY	MASON	OAK RUN PARK	LLAMAS SAUL	6620 SPRING VALLEY DR	ALEXANDRIA, VA, 22312
0714 14 0010	6623	TUNLAW	CT	ALEXANDRIA	VA	22312	6623 TUNLAW CT	FAIRFAX COUNTY	MASON	OAK RUN PARK	KASSIM ANDREA	6623 TUNLAW CT	ALEXANDRIA, VA, 22312
0714 14 0011	6621	TUNLAW	CT	ALEXANDRIA	VA	22312	6621 TUNLAW CT	FAIRFAX COUNTY	MASON	OAK RUN PARK	KAWECKI CHARLES C	6621 TUNLAW CT	ALEXANDRIA, VA, 22312
0714 14 0013	6628	TUNLAW	CT	ALEXANDRIA	VA	22312	6628 TUNLAW CT	FAIRFAX COUNTY	MASON	OAK RUN PARK	SENG STEVE	6628 TUNLAW CT	ALEXANDRIA, VA, 22312
0714 16 0001	4856	RANDOLPH	DR	ANNANDALE	VA	22003	4856 RANDOLPH DR	FAIRFAX COUNTY	MASON	BRAINWOODS	WJMJ LLC	4860 RANDOLPH DR	ANNANDALE, VA, 22003
0714 16 0006	4842	RANDOLPH	DR	ANNANDALE	VA	22003	4842 RANDOLPH DR	FAIRFAX COUNTY	MASON	BRAINWOODS	MYERS ELISSA M	5315 MOULTRIE RD	SPRINGFIELD, VA, 22151
0714 14 0015	4929	TUNLAW	ST	ALEXANDRIA	VA	22312	4929 TUNLAW ST	FAIRFAX COUNTY	MASON	OAK RUN PARK	VAN DYKE CHRISTINE Y	4929 TUNLAW ST	ALEXANDRIA, VA, 22312
0714 14 0003	6616	SPRING VALLEY	DR	ALEXANDRIA	VA	22312	6616 SPRING VALLEY DR	FAIRFAX COUNTY	MASON	OAK RUN PARK	HICHAK JAMES B	6616 SPRING VALLEY DR	ALEXANDRIA, VA, 22312
0714 14 0009	6627	TUNLAW	CT	ALEXANDRIA	VA	22312	6627 TUNLAW CT	FAIRFAX COUNTY	MASON	OAK RUN PARK	HELMPRECHT WILLIAM	6627 TUNLAW CT	ALEXANDRIA, VA, 22312
0714 16 0003	5003	WENRUTH	PL	ANNANDALE	VA	22003	5003 WENRUTH PL	FAIRFAX COUNTY	MASON	BRAINWOODS	MILLER CHARLES J JR TR	5003 WENRUTH PL	ANNANDALE, VA, 22003
0714 16 0004	5004	WENRUTH	PL	ANNANDALE	VA	22003	5004 WENRUTH PL	FAIRFAX COUNTY	MASON	BRAINWOODS	MCCORMICK RONALD	5004 WENRUTH PL	ANNANDALE, VA, 22003
0714 01 0064A	6582	BRADDOCK	RD	ALEXANDRIA	VA	22312	6582 BRADDOCK RD	FAIRFAX COUNTY	MASON		KALENDER BURCIN	6582 BRADDOCK RD	ALEXANDRIA, VA, 22312
0714 14 0005	6624	SPRING VALLEY	DR	ALEXANDRIA	VA	22312	6624 SPRING VALLEY DR	FAIRFAX COUNTY	MASON	OAK RUN PARK	CADE JUSTUS	6624 SPRING VALLEY DR	ALEXANDRIA, VA, 22312
0714 14 0007	4939	TUNLAW	ST	ALEXANDRIA	VA	22312	4939 TUNLAW ST	FAIRFAX COUNTY	MASON	OAK RUN PARK	SORENSEN HOWARD DAVID TR	4939 TUNLAW ST	ALEXANDRIA, VA, 22312
0714 14 0008	6631	TUNLAW	CT	ALEXANDRIA	VA	22312	6631 TUNLAW CT	FAIRFAX COUNTY	MASON	OAK RUN PARK	EMBASSY OF LAO PEOPLES DEMOCR	6631 TUNLAW CT	ALEXANDRIA, VA, 22312
0714 16 0007	4838	RANDOLPH	DR	ANNANDALE	VA	22003	4838 RANDOLPH DR	FAIRFAX COUNTY	MASON	BRAINWOODS	SATHLER ERIKA	4838 RANDOLPH DR	ANNANDALE, VA, 22003
0714 01 0063A	6584	BRADDOCK	RD	ALEXANDRIA	VA	22312	6584 BRADDOCK RD	FAIRFAX COUNTY	MASON		PRICE JACOB MCCURDY	6584 BRADDOCK RD	ALEXANDRIA, VA, 22312
0714 14 0006	6628	SPRING VALLEY	DR	ALEXANDRIA	VA	22312	6628 SPRING VALLEY DR	FAIRFAX COUNTY	MASON	OAK RUN PARK	CASARETTO HILARY J	6628 SPRING VALLEY DR	ALEXANDRIA, VA, 22312
0714 01 0062A	4860	RANDOLPH	DR	ANNANDALE	VA	22003	4860 RANDOLPH DR	FAIRFAX COUNTY	MASON		O'BRIEN KEVIN MICHAEL TR	4860 RANDOLPH DR	ANNANDALE, VA, 22003
0714 14 0001	6608	SPRING VALLEY	DR	ALEXANDRIA	VA	22312	6608 SPRING VALLEY DR	FAIRFAX COUNTY	MASON	OAK RUN PARK	PEREZ ALCIVIADES HONOR	6608 SPRING VALLEY DR	ALEXANDRIA, VA, 22312
0714 14 0014	6630	TUNLAW	CT	ALEXANDRIA	VA	22312	6630 TUNLAW CT	FAIRFAX COUNTY	MASON	OAK RUN PARK	LEWIS DONALD E	6630 TUNLAW CT	ALEXANDRIA, VA, 22312
0714 16 0002	5001	WENRUTH	PL	ANNANDALE	VA	22003	5001 WENRUTH PL	FAIRFAX COUNTY	MASON	BRAINWOODS	NGUYEN KHANH Q	8900 OLD DOMINION DR	MCLEAN, VA, 22102
0714 14 0002	6612	SPRING VALLEY	DR	ALEXANDRIA	VA	22312	6612 SPRING VALLEY DR	FAIRFAX COUNTY	MASON	OAK RUN PARK	NOREM MARK	6612 SPRING VALLEY DR	ALEXANDRIA, VA, 22312

Attachment 3

Notice is hereby given in accordance with Chesapeake Bay Preservation Ordinance (CBPO) Section 118-6-3 of the *Code of the County of Fairfax* that the Exception Review Committee will hold a public hearing in Conference Room 120-C of the Government Center Building, 12000 Government Center Pkwy, Fairfax, VA 22035, on **Wednesday November 5th, 2025, at 2:00 P.M.** on:

Encroachment Exception Request# WAIV-2025-00299 and Water Quality Impact Assessment #WQIA-2025-00034, Abdul Ahmady, an application for an exception for a single-family building in the Resource Protection Area (RPA) under the Chesapeake Bay Preservation Ordinance (CBPO) Section 118-6-7 at 6624 Tunlaw Court, Alexandria, VA 22312, Lee Jackson; Tax Map #0714 01 0069 & 0714 14 A, Mason District.

Encroachment Exception Request # WAIV-2025-00212 and Water Quality Impact Assessment #WQIA-2024-00071, Daniel Van Brunt, an application for an exception to allow a portion of a patio and Hot tub to remain in the Resource Protection Area (RPA) under the Chesapeake Bay Preservation Ordinance (CBPO) Section 118-6-8 at 5613 Heming Avenue, Springfield, Virginia 22151; North Springfield, Section 22, Lot 4; Tax Map #080-1-((02))-(68)-0004, Braddock District.

All persons wishing to speak must contact the Site Development and Inspections Division (SDID) at 703-324-1720 or email LDSSDIDAdmin@fairfaxcounty.gov. If those persons wishing to speak would also like to present any materials at the public hearing, copies of those materials must be submitted to LDSSDIDAdmin@fairfaxcounty.gov at least five (5) business days prior to the public hearing meeting date. Copies of the application and all meeting materials will be available for viewing three (3) business days prior to the meeting date at the Exception Review Committee website: https://www.fairfaxcounty.gov/landdevelopment/exception-review-committee. ADA: reasonable accommodation is available upon seven (7) days advance notice; please call 703-324-1720 or TTY 711 (Virginia Relay Center).

Run Dates: October 15th, 2025
October 22nd, 2025

AD#96721

Docusign Envelope ID: 53E5CAEE-FB70-430E-8611-D30D2D6127A0

County of Fairfax, Virginia

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

November 6, 2025

David T. McElhaney, P.E.
Urban Ltd
7712 Little River Turnpike
Annandale, VA 22003

Subject: 6624 Tunlaw Court, Tax Map No.: 0714010069 & 071414A, Mason District

Reference: Resource Protection Area Encroachment Exception #WAIV-2025-00299 and Water Quality Impact Assessment #WQIA-2025-00034

Dear Mr. McElhaney:

Enclosed you will find a copy of a Resolution adopted by the Exception Review Committee (ERC) at their regular meeting held on November 5, 2025, **denying** Resource Protection Area (RPA) Encroachment Exception #WAIV-2025-00299 and Water Quality Impact Assessment (WQIA) #WQIA-2025-00034, under Section 118-6-7 of the Chesapeake Bay Preservation Ordinance (CBPO), for an exception for a single-family dwelling in the RPA.

Please be advised that the decision of the ERC may be appealed to the Board of Supervisors in accordance with Article 8 of the CBPO within 30-days from the date of the adopted Resolution.

If further assistance is desired, please contact Mohan Bastakoti, Stormwater Engineer, Site Development and Inspection Division (SDID), at 703-324-1739.

Sincerely,

DocuSigned by:
Nicola Mutesi
08D817F77C49408...

Nicola Mutesi
Clerk to the ERC

Enclosure

cc: Supervisor Jimenez, Mason District Supervisor
Jill Cooper, Clerk to the Board of Supervisors
Elizabeth Martin, Chairperson, ERC
Mary Smith, ERC Mason District Representative

Department of Land Development Services
12055 Government Center Parkway, Suite 659
Fairfax, Virginia 22035-5503
Phone 703-324-1780 • TTY 711 • FAX 703-653-6678
www.fairfaxcounty.gov

Mohan Bastakoti, Stormwater Specialist, Engineer IV, SDID, LDS
Daniel Rizzo, Engineer V, South Branch Chief, LDS
Kirsten Munz, Director, SDID, LDS
Bin Zhang, Assistant Director, SDID, LDS
Steve Strackbein, Chief, Enforcement Branch, PACA, LDS
Waiver File

County of Fairfax, Virginia

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

Encroachment Exception Application #WAIV-2025-00299 and #WQIA-2025-00034

Resource Protection Area (RPA) Encroachment Request for Ahmad Ahmady, WAIV-2025-00299 and WQIA-2025-00034 under Section 118-6-7 of the Fairfax County Chesapeake Bay Preservation Ordinance (CBPO) at 6624 Tunlaw Ct, Alexandria, VA 22312, Mason District, Tax Map 0714 01 0069 & 0714 14A, for an exception for a single-family dwelling in the RPA.

At a regular meeting of the Exception Review Committee (the Committee) on November 5, 2025, Mary Smith moved that the Committee adopt the following resolution.

RESOLUTION

WHEREAS, the application has been properly filed and notice given in accordance with the requirements of all applicable State and County codes; and

WHEREAS, the Committee has made the findings per Section 118-6-7 that:

(a) The proposed development **does not** exceed 10,000 square feet of land disturbance;

- The proposed disturbance is 6,199 square feet.

(b) The proposed development **does not** create more than 5,000 square feet of impervious surface within an RPA;

- The proposed impervious surface is 3,170 square feet.

(c) The lot or parcel **meets** the minimum lot size specified for the zoning district in which located;

- The lot is zoned R-2 and meets this criteria.

(d) The applicant has performed a Water Quality Impact Assessment and has committed to plantings within an existing vegetated area that are equivalent to the RPA encroachment (see sheet 6 of the application). In addition, per the request of the ERC, the applicant's representative has agreed that a portion of these plantings, to the

Department of Land Development Services
12055 Government Center Parkway, Suite 659
Fairfax, Virginia 22035-5503
Phone 703-324-1780 • TTY 711 • FAX 703-653-6678
www.fairfaxcounty.gov

maximum extent possible given the available space, will be placed in the area between the proposed house and Indian Run so as to create a vegetated buffer.

- The applicant also proposes two BMPs to capture runoff from the roof but does not provide water quality calculations for them.

(e) The requirements of Section 118-3-2(i) have been satisfied;

(1) The requested exception to the criteria, as conditioned, **is** the minimum necessary to afford relief;

- Almost the entire lot is within the RPA so the house cannot be repositioned outside the RPA.
- The impervious surface proposed of 3,170 square feet is significantly less than the 5,000 square feet allowable under 118-6-7(b).
- The 1,687 square feet footprint of the house is significantly smaller than the average house size in Fairfax County of 2,112 square feet.

(2) Granting the exception **will** confer upon the applicant special privileges that have been denied under this article to other property owners who are subject to its provision and who are similarly situated.

- Granting this exception would allow the applicant to build a substantial part of the house within 50' seaward of Indian Run. This would be in direct conflict with two previous ERC decisions, Wood Glenn and Whann Avenue, where the applicants proposed to build swimming pools within 50' seaward of a stream and were denied. The Whann Avenue denial was subsequently appealed to the Fairfax County Board of Supervisors which upheld the ERC denial. Moreover, the ERC approved a swimming pool for 7819 Southdown Road and noted that none of the pool was to be built within the 50 seaward feet of a stream.

(3) **We cannot conclude** that the application is in harmony with the purpose and intent of the CBPO and is not of substantial detriment to water quality;

- Applicant's proposed plantings plus the promised vegetated buffer and BMPs may mitigate for the water quality impact of the house but calculations have not been provided. There is concern about the process by which the lot was classified as buildable, and whether that 2006 classification is still viable.

(4) The exception request **is not** based upon conditions or circumstances that are self-created or self-imposed; and

- The applicant's proposed use and structure size have been adapted to be appropriate for the conditions and to reduce impacts on water quality.

(5) Reasonable and appropriate conditions will be imposed that will prevent the allowed activity from causing a degradation of water quality,

- See appended Attachment A: Exception Conditions.
- The 6.1' variance from the front setback requirement will need to be approved by the County. Otherwise, the house would intrude into the 15' buffer of the floodplain.

(f) The requirements of section 118-3-2 (a), (d) and (f) requiring a Water Quality Impact Assessment and an appropriate Buffer Area have been met.

- The appropriate Water Quality Impact Assessment is detailed on Sheet 6 of the application.
- The applicant has committed to provide a vegetated buffer between the back of the house and Indian Run.

Therefore, the Exception Review Committee **denies** the request because it would confer upon the applicant special privileges that have been denied under this article to other property owners who are subject to its provision and who are similarly situated. Moreover, we cannot conclude that the application is in harmony with the purpose and intent of the CBPO and is not of substantial detriment to water quality.

ACTION OF THE COMMITTEE

The motion was seconded. The motion carried by a vote of 7-1.

A Copy Teste:

DocuSigned by:
Nicola Mutesi
08D817F77C49408...
Nicola Mutesi
Clerk to the Exception Review Comittee

docusign

Certificate Of Completion

Envelope Id: 53E5CAEE-FB70-430E-8611-D30D2D6127A0
Status: Completed
Subject: Complete with Docusign: Resolution Letter.docx, Resolution.docx
Source Envelope:
Document Pages: 5
Signatures: 2
Certificate Pages: 1
Initials: 0
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Envelope Originator:
Nicola Mutesi
12055 Government Center Pkwy, Ste 619
Fairfax, VA 22035
Nicola.Mutesi@fairfaxcounty.gov
IP Address: 136.226.50.119

Record Tracking

Status: Original
11/7/2025 10:50:46 AM
Holder: Nicola Mutesi
Nicola.Mutesi@fairfaxcounty.gov
Location: DocuSign
Security Appliance Status: Connected
Pool: StateLocal
Storage Appliance Status: Connected
Pool: FFX - Land Development Services (LDS)
Location: Docusign

Signer Events	Signature	Timestamp
Nicola Mutesi Nicola.Mutesi@fairfaxcounty.gov Administrative Assistant III FAIRFAX COUNTY GOVERNMENT, LDS Security Level: Email, Account Authentication (None)	DocuSigned by: Nicola Mutesi 08D817F77C49408... Signature Adoption: Pre-selected Style Using IP Address: 136.226.50.119	Sent: 11/7/2025 10:56:38 AM Viewed: 11/7/2025 10:56:45 AM Signed: 11/7/2025 10:56:55 AM

Electronic Record and Signature Disclosure:
Not Offered via Docusign

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	11/7/2025 10:56:38 AM
Certified Delivered	Security Checked	11/7/2025 10:56:45 AM
Signing Complete	Security Checked	11/7/2025 10:56:55 AM
Completed	Security Checked	11/7/2025 10:56:55 AM

Payment Events	Status	Timestamps

Board Agenda Item
May 19, 2026

CLOSED SESSION:

(a) Discussion or consideration of personnel matters pursuant to Virginia Code § 2.2-3711(A) (1).

(b) Discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body, pursuant to Virginia Code § 2.2-3711(A) (3).

(c) Consultation with legal counsel and briefings by staff members or consultants pertaining to actual or probable litigation, as identified below, where discussion in an open session would adversely affect the negotiating or litigating posture of the public body, as well as consultation with legal counsel regarding specific legal matters listed below requiring the provision of legal advice by such counsel, all as permitted by Virginia Code § 2.2-3711(A) (7) and (8).

1. *Matthew Andrew Guzzetta v. Fairfax County Police Department, et al.,* Case No. CL-2025-0017064 (Fx. Co. Cir. Ct.)

2. *Daniel Barker v. Fairfax County,* Case No. 1:25-cv-01290 (E.D. Va.)

3. *Paula Calderon, by GEICO Secure Insurance Company, subrogee v. John Doe,* Case No. GV26-01104 (Fx. Co. Gen. Ct.)

4. *Jay Riat, Building Official for Fairfax County, Virginia v. Walter S. Bowman*, *Sr.*, et al., Case No. CL-2025-0011919 (Fx. Co. Cir. Ct.) (Dranesville District)

5. *Board of Supervisors of Fairfax County, Virginia, et al. v. William M. Strasburg, Trustee, et al.,* Case No. CL-2024-0006483 (Fx. Co. Cir. Ct.) (Springfield District)

6. *Board of Supervisors of Fairfax County, Virginia, et al. v. Derek W. Murray, et al.,* Case No. CL-2025-0014942 (Fx. Co. Cir. Ct.) (Springfield District)

7. *Wilson Ochar v. Commonwealth of Virginia, et al.,* Case No. CL-2025-15210 (Fx. Co. Cir. Ct.)

8. *Muhammad Ibrahim Hawkins v. Baileys Community Center.* Case No. CL-2026-0004342 (Fx. Co. Cir. Ct.)

9. *Muhammad Ibrahim Hawkins v. Fairfax County Police Department,* Case No. CL-2026-0004460 (Fx. Co. Cir. Ct.)

10. *Audrey B. Doux v. Fairfax County Reston Community Center,* Case No. GV26-09489 (Fx. Co. Gen. Dist. Ct.)

11. *Leslie B. Jonhson, Fairfax County Zoning Administrator v. Narangerel Chuluun, et al.,* Case No. CL-2025-0016837 (Fx. Co. Cir. Ct.) (Braddock District)

12. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Lisa L. Erbe, et al.,* Case No. GV25-26404 (Fx. Co. Gen. Dist. Ct.) (Braddock District)

13. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Shoshana Carroll,* Case No. GV26-10519 (Fx. Co. Gen. Dist. Ct.) (Braddock District)

14. *Jay Riat, Building Official for Fairfax County, Virginia v. Thomas K. Hayes, et al.,* Case No. GV26-03518 (Fx. Co. Gen. Dist. Ct.) (Dranesville District)

15. *Jay Riat, Building Official for Fairfax County, Virginia v. Moustafa M. Osman,* Case No. CL-2026-0006844 (Fx. Co. Cir. Ct.) (Franconia District)

16. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Mohammad Khairul Alam, et al.,* Case No. GV26-03522 (Fx. Co. Gen. Dist. Ct.) (Franconia District)

17. *Leslie B. Johnson, Fairfax County Zoning Administrator, et al. v. Evaristo M. Gonzalez, et al.,* Case No. CL-2026-07028 (Fx. Co. Cir. Ct.) (Franconia District)

18. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Hoa Dinh Tran, Trustee, et al.,* Case No. GV26-10578 (Fx. Co. Gen. Dist. Ct.) (Franconia District)

19. *Jay Riat, Building Official for Fairfax County, Virginia v. Joseph Barletta,* Case No. GV26-003156 (Fx. Co. Gen. Dist. Ct.) (Hunter Mill District)

20. *Jay Riat, Building Official for Fairfax County, Virginia v. Radosvet Grudev, et al.,* Case No. CL-2023-0001818 (Fx. Co. Cir. Ct.) (Mason District)

21. *Jay Riat, Building Official for Fairfax County, Virginia v. Wilson R. Gonzalez,* Case No. GV26-03106 (Fx. Co. Gen. Dist. Ct.) (Mason District)

22. *Jay Riat, Building Official for Fairfax County, Virginia v. Wilder Andia Merida, et al.,* Case No. GV26-05778 (Fx. Co. Gen. Dist. Ct.) (Mason District)

23. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Wilder Andia Merida, et al.,* Case No. GV26-05781 (Fx. Co. Gen. Dist. Ct.) (Mason District)

24. *Jay Riat, Building Official for Fairfax County, Virginia v. Tina Ta, et al.,* Case No. GV26-10575 (Fx. Co. Gen. Dist. Ct.) (Mason District)

25. *Jay Riat, Building Official for Fairfax County, Virginia v. Mercedes Eugenia,* Case No. GV25-27787 (Fx. Co. Gen. Dist. Ct.) (Mount Vernon District)

26. *Jay Riat, Building Official for Fairfax County, Virginia v. Sayed Osman Nasafi, et al.,* Case No. GV26-03105 (Fx. Co. Gen. Dist. Ct.) (Mount Vernon District)

27. *Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. Gregg Riddiford,* Case No. CL-2013-0015905 (Fx. Co. Cir. Ct.) (Providence District)

28. *Jay Riat, Building Official for Fairfax County, Virginia v. Milestone Properties in Fairfax, LLC,* Case No. CL-2025-0010446 (Fx. Co. Cir. Ct.) (Providence District)

29. *Jay Riat, Building Official for Fairfax County, Virginia v. Fayad E. Kazan,* Case No. CL-2026-0006601 (Fx. Co. Cir. Ct.) (Providence District)

30. *Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. Paulina Jerszuk,* Case No. GV26-05775 (Fx. Co. Gen. Dist. Ct.) (Providence District)

31. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Sidney Tobias Harris*, Case No. CL-2021-0008931 (Fx. Co. Cir. Ct.) (Springfield District)

32. *Leslie B. Johson, Fairfax County Zoning Administrator v. Nicole A. Rhea, et al.,* Case No. CL-2026-0001425 (Fx. Co. Cir. Ct.) (Springfield District)

33. *Jay Riat, Building Official for Fairfax County, Virginia v. Jianhe Zhang,* Case No. CL-2026-0006848 (Fx. Co. Cir. Ct.) (Sully District)

34. *Jay Riat, Building Official for Fairfax County, Virginia v. Donna a. Fujiwara, Trustee of the Donna A. Fujiwara Revocable Trust,* Case No. GV25-09902 (Fx. Co. Gen. Dist. Ct.) (Sully District)

Board Agenda Item
May 19, 2026

3:30 p.m.

Public Hearing on PCA-78-S-063-16 (RZPA-2025-SU-00045) (Northern Virginia Electric Cooperative) to Amend the Proffers for RZ-78-S-063 Previously Approved for Industrial Development to Permit an Expansion of the Existing Substation and Associated Modifications to Proffers and Site Design with an Overall Floor Area Ratio (FAR) of 0.4, Located on Approximately 5.60 Acres of Land Zoned I-3, AN and WS (Sully District) (Concurrent with SEA-87-S-016)

and

Public Hearing on SEA-87-S-016 (Northern Virginia Electric Cooperative) to Amend SE-87-S-016 Previously Approved for a Substation to Permit an Expansion of the Substation and Associated Modifications to Site Design and Development Conditions, Located on Approximately 1.68 Acres of Land Zoned R-C, AN, and WS (Sully District) (Concurrent with PCA-78-S-063-16 (RZPA-2025-SU-00045))

This property is located on the N. side of Braddock Rd., approx. 300 ft. E. of its intersection with Old Lee Rd. Tax Map 43-4 ((6)) 11 (pt.), 43-4 ((6)) 9B and 43-2 ((2)) 9N.

This property is located in the Sully District. Tax Map 43-2 ((1)) 12 (pt.).

PLANNING COMMISSION RECOMMENDATION:
On May 6, 2026, the Planning Commission voted 11-0 (Commissioner Thomas was absent from the meeting) to recommend to the Board of Supervisors approval of the following actions:

- PCA-78-S-063-16, subject to the execution of proffers consistent with those dated April 21, 2026;

- SEA-87-S-016, subject to the approval of the proposed development conditions dated April 23, 2026;

- Modification of subsection 5108.5.B(1)(b) of the Zoning Ordinance requiring a 35-foot-wide transitional screening yard along Braddock Road in favor of that shown on the GDP/SEA Plat; and

- Waiver of subsection 5108.5.C(2) of the Zoning Ordinance requiring barrier type D or E along Braddock Road.

Board Agenda Item
May 19, 2026

ENCLOSED DOCUMENTS:
Additional information available online at:
https://www.fairfaxcounty.gov/planning-development/board-packages

Planning Commission Meetings Video Archive available online at:
https://www.fairfaxcounty.gov/cableconsumer/channel-16/planning-commission-meetings-video-archives

STAFF:
Suzanne L. Wright, Director, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD)
Sharon Williams, Planner, ZED, DPD

REVISED

~~**Intent to Defer to 06/09/2026 at 3:30 p.m.**~~

Board Agenda Item
May 19, 2026

3:30 p.m.

Public Hearing on RZ-2025-PR-00014 (1950 OG JV LLC) to Rezone from R-1, C-1, C-3, SC and HC to PTC, SC and HC to Permit a Multifamily Residential Development with an Overall Floor Area Ratio (FAR) of 1.79 Inclusive of Bonus Density and Approval of the Conceptual Development Plan, Located on Approximately 4.00 Acres of Land (Providence District)

This property is located at the N.W. corner of the intersection of Old Gallows Rd. and Gallows Branch Rd. Tax Map 39-2 ((14)) 1 and 1A, 39-2 ((1)) 17, 39-2 ((15)) 3.

PLANNING COMMISSION RECOMMENDATION:
On May 6, 2026, the Planning Commission voted 10-0 (Commissioner Thomas was absent from the meeting. Commissioner Clarke was not present for the vote) to defer the public hearing for RZ/FDP-2025-PR-00014 to a date certain of May 13, 2026. The Planning Commission recommendation will be forwarded upon decision.

On May 13, 2026, the Planning Commission voted 12-0 to recommend to the Board of Supervisors approval of the following actions:

- **RZ-2025-PR-00014 and the associated CDP, subject to the execution of proffers consistent with those dated April 27, 2026; and**
- **Waiver of the minimum district size for the PTC District.**

In a related action, the Planning Commission voted 12-0 to approve FDP-2025-PR-00014.

ENCLOSED DOCUMENTS:
Additional information available online at:
https://www.fairfaxcounty.gov/planning-development/board-packages

Planning Commission Meetings Video Archive available online at:
https://www.fairfaxcounty.gov/cableconsumer/channel-16/planning-commission-meetings-video-archives

REVISED

~~**Intent to Defer to 06/09/2026 at 3:30 p.m.**~~

Board Agenda Item
May 19, 2026

STAFF:
Suzanne L. Wright, Director, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD)
Sunny Yang, Planner, ZED, DPD

Board Agenda Item
May 19, 2026

3:30 p.m.

Public Hearing on SEA-85-C-069-04 (Chick-Fil-A, Inc.) to Amend SE-85-C-069-04 Previously Approved for a Restaurant with Drive-Through to Permit Modifications to the Drive-Through Lanes and the Development Conditions, Located on Approximately 13.01 Acres of Land Zoned C-8, HC and WS (Sully District)

This property is located in the Sully District. Tax Map 34-4 ((1)) 16C.

PLANNING COMMISSION RECOMMENDATION:
On May 6, 2026, the Planning Commission voted 11-0 (Commissioner Thomas was absent from the meeting) to recommend to the Board of Supervisors approval of SEA-85-C-069-04, subject to the development conditions consistent with those dated April 23, 2026.

ENCLOSED DOCUMENTS:
Additional information available online at:
https://www.fairfaxcounty.gov/planning-development/board-packages

Planning Commission Meetings Video Archive available online at:
https://www.fairfaxcounty.gov/cableconsumer/channel-16/planning-commission-meetings-video-archives

STAFF:
Suzanne L. Wright, Director, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD)
Carl Schumate, Planner, ZED, DPD

Board Agenda Item
May 19, 2026

3:30 p.m.

Public Hearing on RZ-2025-FR-00009 (Joshua M. and Madison G. Patterson) to Rezone from R-1 and HC to R-4 and HC to Permit Construction of up to Four Single-Family Detached Dwellings with an Overall Density of 3.22 DU/AC, Located on Approximately 1.24 Acres of Land (Franconia District)

This property is located on the corner lot at the intersection of Summerton Way and Elder Way. Tax Map 90-2 ((12)) 2.

The Board of Supervisors deferred the public hearing from May 5, 2026, at 3:30p.m. to May 19, 2026, at 3:30p.m.

PLANNING COMMISSION RECOMMENDATION:
On March 18, 2026, the Planning Commission voted 10-0 (Commissioners Batchelor-Causey and Thomas were absent from the meeting) to recommend to the Board of Supervisors approval of RZ-2025-FR-00009, subject to the proffers consistent with those dated February 24, 2026.

ENCLOSED DOCUMENTS:
Additional information available online at:
https://www.fairfaxcounty.gov/planning-development/board-packages

Planning Commission Meetings Video Archive available online at:
https://www.fairfaxcounty.gov/cableconsumer/channel-16/planning-commission-meetings-video-archives

STAFF:
Suzanne L. Wright, Director, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD)
St. Clair Williams, Planner, ZED, DPD

Board Agenda Item
May 19, 2026

4:00 p.m.

Public Hearing for the Contraction of North Chambliss Area 1 Sanitary District to Remove Refuse/Recycling and Vacuum Leaf Collection Service (Mason District)

ISSUE:
Board of Supervisors (Board) to conduct a public hearing for the contraction of a Sanitary District to remove refuse/recycling and vacuum leaf collection service.

RECOMMENDATION:
The County Executive recommends that the Board approve the proposed petition to change this Sanitary District for refuse/recycling and/or leaf collection service in accordance with the Board's procedural Criteria for Sanitary Districts.

Sanitary District	Action	Service	Recommendation
DTA Mason District Within Mason District North Chambliss Area 1 (Attachment 1 Summary Sheet)	Contract	Remove Refuse/ Recycling & Vacuum Leaf	Approve

TIMING:
The Board authorized to advertise on March 17, 2026, for a public hearing to be held on May 19, 2026, at 4:00 p.m.

BACKGROUND:
The administrative responsibility for the Creation/Enlargement/Contraction/ Dissolution of Sanitary Districts in the Fairfax County (County) for refuse/recycling and/or leaf collection is with the Department of Public Works and Environmental Services. The establishment of Sanitary Districts is accomplished through the action of the Board at public hearings. Prior to any action by the Board on a proposed Sanitary District, certain relevant standards and criteria must be met in accordance with the Board's procedural Criteria for Sanitary Districts.

The submitted petition has been reviewed, and it has been determined that the petition should be submitted to the Board for approval. The petition data summary and the proposed resolution are set forth in Attachment 2.

Board Agenda Item
May 19, 2026

Staff recommends that the contraction of North Chambliss Area 1 Sanitary District for the removal of refuse/recycling and leaf collection be approved, as these homes are not currently serviced by SWMP because the parcels are split between two jurisdictions, partially in Fairfax County and City of Alexandria. If approved, the modification will become permanent on July 1, 2026.

EQUITY IMPACT:
No impact as this is strictly an administrative action to remove billing homeowners who are not receiving refuse/recycling and vacuum leaf service.

FISCAL IMPACT:
These two homes are not currently serviced by SWMP because the parcels are split between two jurisdictions, partially in Fairfax County and City of Alexandria. No fiscal impacts are projected.

ENCLOSED DOCUMENTS:
Attachment 1: Summary Sheet
Attachment 2: Data Sheet with Proposed Resolution and Map
(North Chambliss Area 1)

STAFF:
Jennifer Miller, Deputy County Executive
Christopher Herrington, Director, Department of Public Works and Environmental Services (DPWES)
Eric Forbes, Deputy Director, Solid Waste Management Program, DPWES

ASSIGNED COUNSEL:
Joanna Faust, Senior Assistant County Attorney

Attachment 1

SUMMARY SHEET

Proposed alterations to the following Sanitary Districts for refuse/recycling and/or vacuum leaf collection service:

Contract North Chambliss Area 1 Sanitary District in DTA Mason District within Mason District for the purpose of removing refuse/recycling and vacuum leaf collection service.

Attachment 2

DATA SHEET
Contract North Chambliss Area 1
DTA Mason District
Within the Mason District

Purpose: To remove refuse/recycling and vacuum leaf collection services from North Chambliss Area 1.

- Petition requesting service received July 15, 2025.
- Petition Area: 2 Properties.
- 2 property owners in favor.
- 0 property owners opposed.
- 0 Non-responsive / unable to contact.
- The Department of Public Works and Environmental Services recommends that the proposed action be approved, as these homes are not currently serviced by SWMP because the parcels are split between two jurisdictions, partially in Fairfax County and City of Alexandria. If approved, the modification will become permanent on July 1, 2026.

ADOPTION OF A RESOLUTION
TO CONTRACT NORTH CHAMBLISS AREA 1
DTA MASON DISTRICT
WITHIN MASON DISTRICT

TAKE NOTICE that at a regular meeting of the Board of Supervisors of the County of Fairfax, Virginia, held in the Board Auditorium of the Government Center, 12000 Government Center Parkway, Fairfax, Virginia, on Tuesday the 17th day of March, 2026, it was proposed by said Board to adopt a resolution to contract a district known as North Chambliss Area 1 in DTA Mason District within Mason District to include North Chambliss Area 1 for the purpose of removing refuse/recycling and vacuum leaf collection to be effective July 1, 2026, and the Clerk of said Board was directed to cause notice thereof by publication in a newspaper having general circulation in said County in the manner specified by Virginia Code § 15.2-1427 for the adoption of county ordinances, together with a notice that at a regular meeting of said Board to be held in the Board Auditorium of the Government Center, 12000 Government Center Parkway, Fairfax, Virginia, on

TUESDAY
MAY 19, 2026
COMMENCING AT 4 P.M.

The said Board of Supervisors of Fairfax County, Virginia, will hold a public hearing at which time and place any interested parties may appear and be heard. The full text of the resolution to be adopted is in the following words and figures, to-wit:

WHEREAS, Virginia Code Section *15.2-858*, as amended, provides for, among other things, the Creation by the Board of Supervisors of Fairfax County, Virginia, of a Sanitary District by resolution; and

WHEREAS, the Board of Supervisors has been presented with facts and information upon consideration of which said Board, finding the properties embraced in the proposed Sanitary District will be benefited by contracting the Sanitary District for the purpose of removing refuse/recycling and vacuum leaf collection for the citizens who reside therein.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of Fairfax County, Virginia, authorizes the advertisement for the proposed contraction of a Sanitary District, pursuant to Virginia Code Section *15.2-858*, as amended, to be known as North Chambliss Area 1 in DTA Mason District within Mason District, Fairfax County, Virginia, which said contraction of the Sanitary

District shall be described as follows:

The contraction of North Chambliss Area 1 in DTA Mason District within Mason District to include North Chambliss Area 1 located in the County of Fairfax, Virginia, and as shown on the attached map.

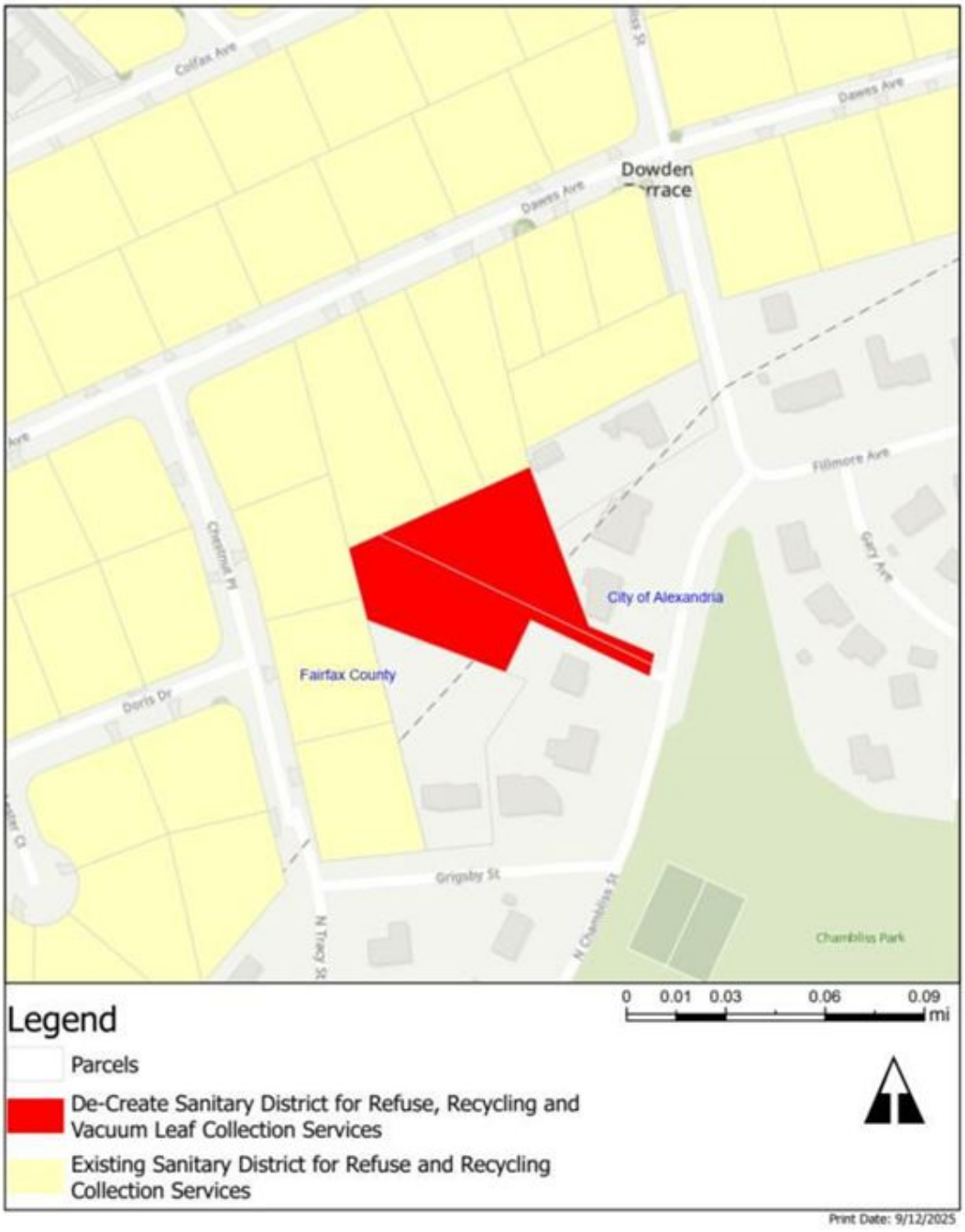
AND BE IT FURTHER RESOLVED that the Board of Supervisors of Fairfax County, Virginia, declares its intention to implement the purpose for which said North Chambliss Area 1 in DTA Mason District within Mason District is hereby created to wit:

To remove refuse/recycling and vacuum leaf collection service for the citizens who reside therein.

Given under my hand this____day of May, 2026

_____
Jill G. Cooper
Clerk for the Board of Supervisors

North Chambliss Area 1 Sanitary District Map, 2 Lots



Board Agenda Item
May 19, 2026

4:00 p.m.

Public Hearing for the De-Creation/Re-Creation of Champion Oak Court Area Sanitary District to Remove Vacuum Leaf Collection Service (Mason District)

ISSUE:
Board of Supervisors (Board) to conduct a public hearing for the de-creation/re-creation of Champion Oak Court Area Sanitary District to remove vacuum leaf collection service.

RECOMMENDATION:
The County Executive recommends that the Board approve the proposed petition to change this Sanitary District for refuse/recycling and/or leaf collection service in accordance with the Board's procedural Criteria for Sanitary Districts.

Sanitary District	Action	Service	Recommendation
DTA Local District 1B Within Mason District Champion Oak Court Area	De-Create/ Re-Create	Remove Vacuum Leaf	Approve

TIMING:
The Board authorized to advertise on March 17, 2026, for a public hearing to be held on May 19, 2026, at 4:00 p.m.

BACKGROUND:
The administrative responsibility for the Creation/Enlargement/Contraction/Dissolution of Sanitary Districts in the Fairfax County (County) for refuse/recycling and/or leaf collection is with the Department of Public Works and Environmental Services. The establishment of Sanitary Districts is accomplished through the action of the Board at public hearings. Prior to any action by the Board on a proposed Sanitary District, certain relevant standards and criteria must be met in accordance with the Board's procedural Criteria for Sanitary Districts.

The submitted petition has been reviewed, and it has been determined that the petition should be submitted to the Board for approval. The petition data summary and the proposed resolution are set forth in Attachment 2.

Staff recommend that the de-creation/re-creation of Champion Oak Court Area Sanitary District for the removal of leaf collection be approved, as it will eliminate vacuum leaf trucks reducing truck traffic, related emissions, and safety risks. If approved, the modification will become permanent on July 1, 2026.

EQUITY IMPACT:
Sanitary District Creation/De-Creation for the purposes of solid waste management relates to area of Focus 12 in the One Fairfax Policy: "A healthy and quality environment to live and work in that acknowledges the need to breathe clean air, to drink clean water now and for future generations."

De-creation that removes vacuum leaf service results in the reduction of waste collection activity for all residences achieving the same benefit in reduction of pollution, greenhouse gas emissions, and improving safety. The creation or de- creation of Sanitary Districts is done in response to petitions from residents in the designated area. This action would positively impact on the following Countywide Strategic Plan Community Outcome Areas: Healthy Communities, Energy and Environment, and Housing and Neighborhood Livability.

This item follows the Fairfax Sanitary District Petition Process and has passed a community-lead vote of at least 60% of residents to bring before the Board. Information on the petition process can be found on the Fairfax County Solid Waste website or by contacting Solid Waste directly. If approved, the community will be contacted via mail to inform them of the change and service cancellation date. Residents can reach out to Solid Waste for additional assistance anytime during the petition process or following approval.

At this time, no negative impacts have been observed or are projected.

FISCAL IMPACT:
The affected homes are currently served by SWMP. If they are removed from service, SWMP's fixed costs (such as equipment, staffing, facilities, and administration) will remain largely unchanged while total revenue decreases. Because these fixed costs must still be fully recovered, a smaller customer base could result in higher per-household rates for all remaining Sanitary District customers over time.

ENCLOSED DOCUMENTS:
Attachment 1: Summary Sheet
Attachment 2: Data Sheet with Proposed Resolution and Map (Champion Oak Court Area)

Board Agenda Item
May 19, 2026

STAFF:
Jennifer Miller, Deputy County Executive
Christopher Herrington, Director, Department of Public Works and Environmental Services (DPWES)
Eric Forbes, Deputy Director, Solid Waste Management Program, DPWES

ASSIGNED COUNSEL:
Joanna Faust, Senior Assistant County Attorney

Attachment 1

SUMMARY SHEET

Proposed alterations to the following Sanitary Districts for refuse/recycling and/or vacuum leaf collection service:

De-create/re-create Champion Oak Court Area Sanitary District in DTA Local District 1B within Mason District for the purpose of providing refuse/recycling and removing vacuum leaf collection services.

Attachment 2

DATA SHEET
De-Create/Re-Create Champion Oak Court Area
DTA Local District 1B
Within the Mason District

Purpose: To provide County refuse/recycling and remove vacuum leaf collection services to Champion Oak Court Area.

- Petition requesting service received December 14, 2023, and the petition process started August 15, 2025.
- Petition Area: 7 Properties.
- 5 Property Owners in favor.
- 0 Property Owners opposed.
- 2 Non-responsive / unable to contact.
- The Department of Public Works and Environmental Services recommends that the proposed action be approved as it will eliminate vacuum leaf trucks reducing truck traffic, related emissions, and safety risks. If approved, services will be removed effective July 1, 2026.

ADOPTION OF A RESOLUTION
TO DE-CREATE/RE-CREATE CHAMPION OAK COURT AREA
DTA LOCAL DISTRICT 1B
WITHIN MASON DISTRICT

TAKE NOTICE that at a regular meeting of the Board of Supervisors of the County of Fairfax, Virginia, held in the Board Auditorium of the Government Center, 12000 Government Center Parkway, Fairfax, Virginia, on Tuesday the 17th day of March, 2026, it was proposed by said Board to adopt a resolution to de-create/re-create a district known as Champion Oak Court Area in DTA Local District 1B within Mason District to include Champion Oak Court for the purpose of providing for refuse/recycling and removing vacuum leaf collection to be effective July 1, 2026, and the Clerk of said Board was directed to cause notice thereof by publication in a newspaper having general circulation in said County in the manner specified by Virginia Code § 15.2-1427 for the adoption of county ordinances, together with a notice that at a regular meeting of said Board to be held in the Board Auditorium of the Government Center, 12000 Government Center Parkway, Fairfax, Virginia, on

TUESDAY
MAY 19, 2026
COMMENCING AT 4 P.M.

The said Board of Supervisors of Fairfax County, Virginia, will hold a public hearing at which time and place any interested parties may appear and be heard. The full text of the resolution to be adopted is in the following words and figures, to-wit:

WHEREAS, Virginia Code Section *15.2-858*, as amended, provides for, among other things, the Creation by the Board of Supervisors of Fairfax County, Virginia, of a Sanitary District by resolution; and

WHEREAS, the Board of Supervisors has been presented with facts and information upon consideration of which said Board, finding the properties embraced in the proposed Sanitary District will be benefited by de-creating/re-creating the Sanitary District for the purpose of providing for refuse/recycling and removing vacuum leaf collection for the citizens who reside therein.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of Fairfax County, Virginia, authorizes the advertisement for the proposed de-creation/re-creation of a Sanitary District, pursuant to Virginia Code Section *15.2-858*, as amended, to be known as Champion Oak Court Area in DTA Local District 1B within Mason District, Fairfax County, Virginia, which said de-

creation/re-creation of the Sanitary District shall be described as follows:

The de-creation/re-creation of Champion Oak Court Area in DTA Local District 1B within Mason District to include Champion Oak Court Area located in the County of Fairfax, Virginia, and as shown on the attached map.

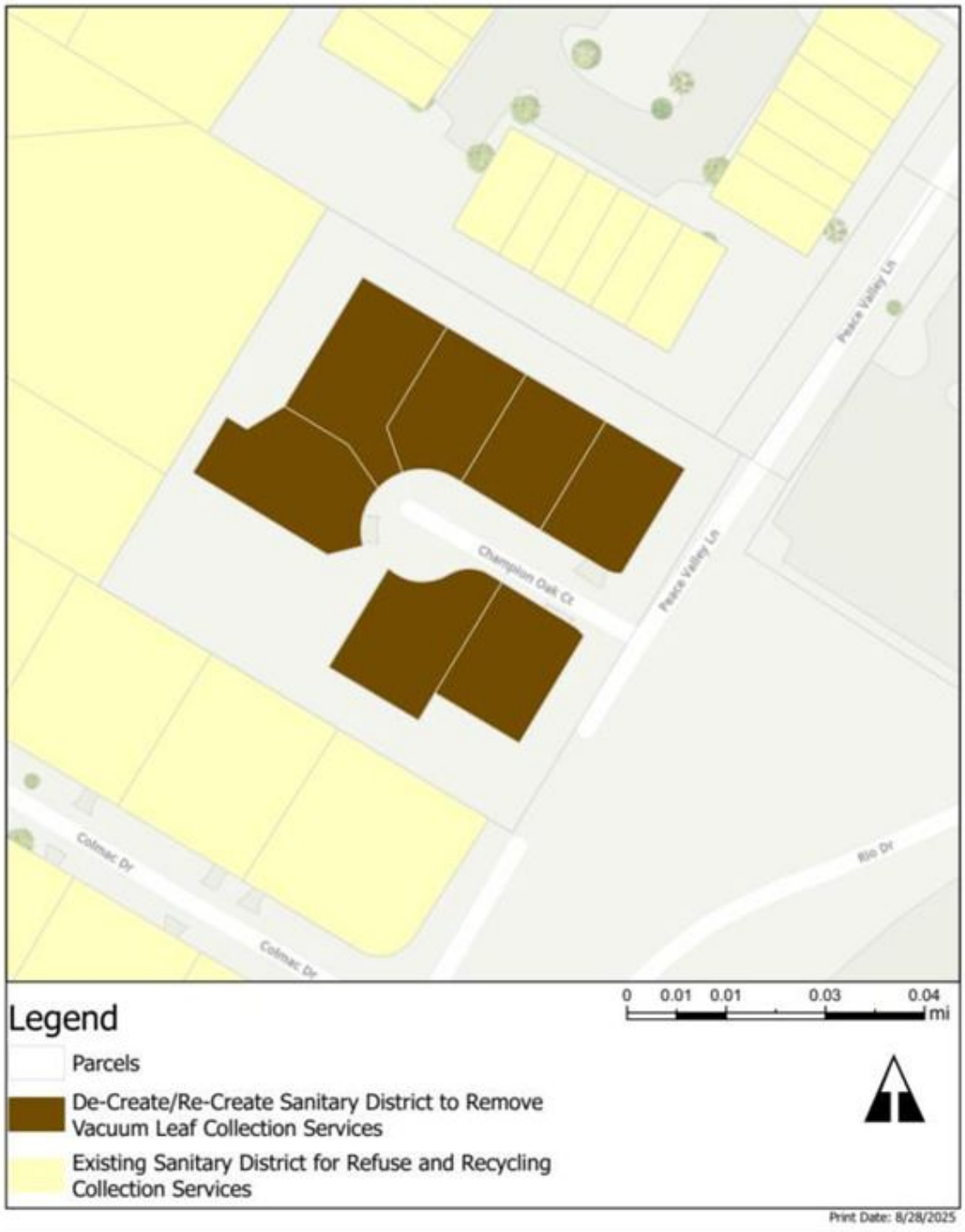
AND BE IT FURTHER RESOLVED that the Board of Supervisors of Fairfax County, Virginia, declares its intention to implement the purpose for which said Champion Oak Court Area in DTA Local District 1B within Mason District is hereby created to wit:

To provide refuse/recycling and remove vacuum leaf collection service for the citizens who reside therein.

Given under my hand this____day of May, 2026

_____
Jill G. Cooper
Clerk for the Board of Supervisors

Champion Oak Court Sanitary District Map, 7 Lots



Board Agenda Item
May 19, 2026

4:00 p.m.

Public Comment on Issues of Concern