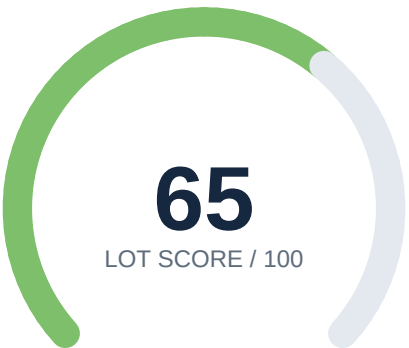


11714 Crippen Ct, Great Falls, Va, 22066

Parcel 0123 14 0012 · Fairfax County, Virginia · Zoned R-1 · 2.196 acres

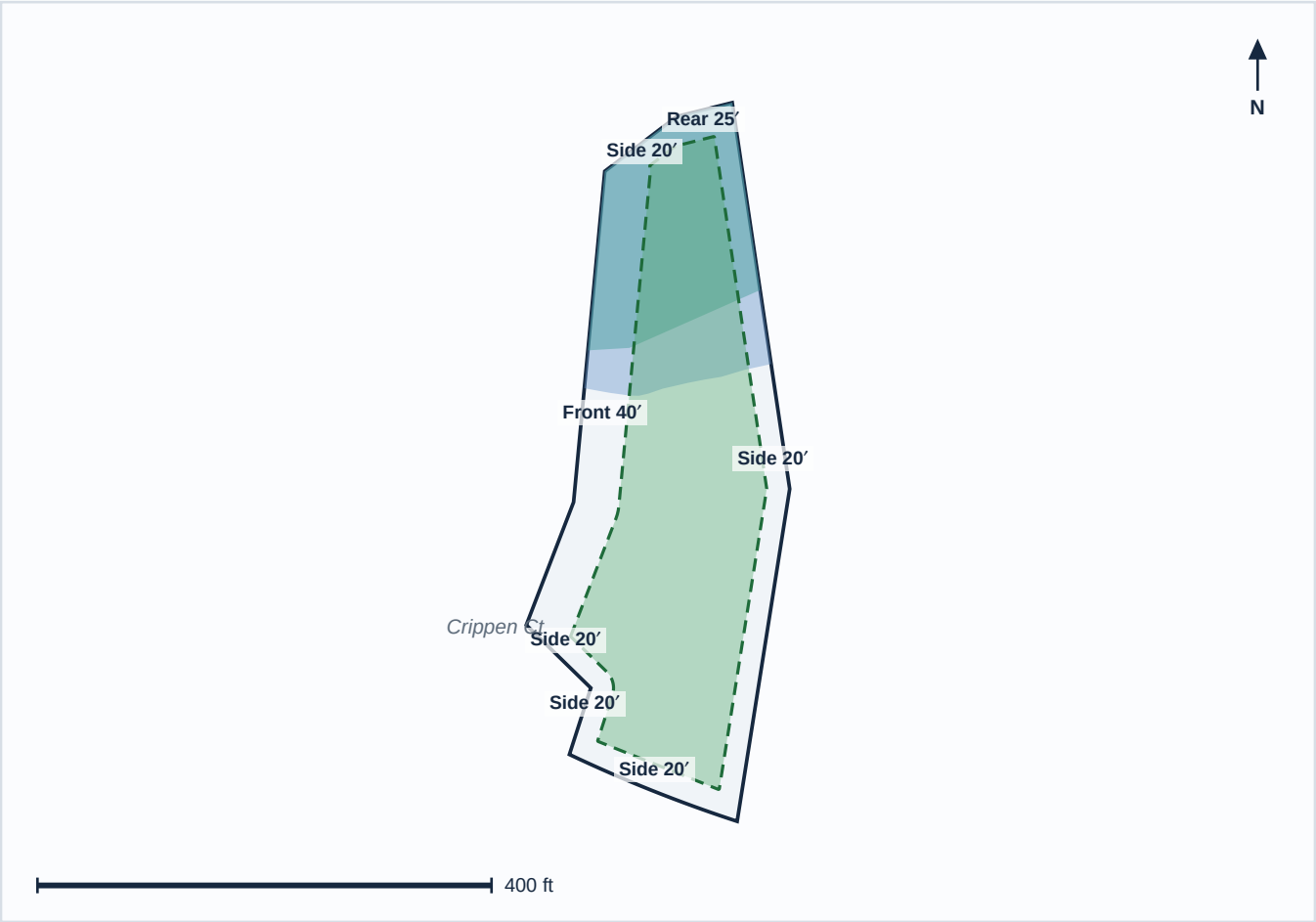


Good — manageable constraints detected

This 2.196-acre lot is zoned R-1, a single-family residential district. After the district's setbacks, roughly 59,108 sq ft (61.8% of the lot) remains as a potential building envelope. Key constraints: 32.8% of the lot in a FEMA high-risk flood zone; 24.2% mapped wetlands; slopes up to 27.3%. Overall Lot Score: 65/100.

Lot size	95,652 sq ft · 2.196 acres
Zoning district	R-1 — single family
Buildable envelope	59,108 sq ft (61.8% of lot)
Flood	32.8% in high-risk zone
Slope	max ≈ 27.3%
Wetlands	24.2% of lot mapped as wetland
Soil drainage (worst)	Somewhat poorly drained

PARCEL MAP — SETBACKS & BUILDABLE ENVELOPE



Parcel Buildable envelope FEMA high-risk flood Mapped wetland

Schematic map from county GIS parcel lines (local north-up frame). Dashed green = building envelope after setbacks. Setback labels mark which side each distance applies to. Not a survey — lines are approximate.

ZONING & SETBACKS

The parcel is in the **R-1** zoning district of Fairfax County, Virginia. Residential 1: single-family detached, about one dwelling per acre.

At 95,652 sq ft, the lot meets the district's minimum lot size of 36,000 sq ft for a conventional new dwelling.

Maximum building height in R-1 is about 35 ft.

Setbacks shown are the district's base standards for a principal dwelling. Corner/pipestem/through lots, cluster subdivisions, overlay districts, proffers, easements and HOA covenants can change them — none of those are modeled in this preliminary report.

Front setback	40 ft
Side setbacks	20 ft
Rear setback	25 ft

Minimum lot size	36,000 sq ft
Minimum lot width	150 ft
Maximum height	35 ft

Source: Fairfax County Zoning Ordinance (2021, as adopted), Art. 2 Tables 2102.x lot standards — single-family detached, conventional; verified against the adopted ordinance text.

BUILDABLE ENVELOPE

Applying the R-1 setbacks (front 40 ft, sides 20 ft, rear 25 ft) to the parcel boundary leaves a potential building envelope of about 59,108 sq ft — 61.8% of the 95,652 sq ft lot.

The street-facing side was identified from public road centerlines and given the front setback; the opposite side the rear setback; remaining sides the side setback.

Within the envelope itself: 28.5% sits in a FEMA high-risk flood zone and 19.5% overlaps mapped wetlands. The practical buildable footprint may be smaller than the geometric envelope.

This envelope reflects horizontal setbacks only — it is not a septic/well siting plan, stormwater plan, or grading plan, and it assumes the parcel lines in the county GIS are accurate. Only a field survey can locate true boundaries.

FLOOD RISK (FEMA)

Mapped FEMA flood zones on this lot: Zone X — Area Of Minimal Flood Hazard (67.2%), Zone AE (1% annual chance, base flood elevation determined) (32.8%).

About **32.8% of the lot lies in a Special Flood Hazard Area** (1% annual-chance flood). Construction there typically requires an elevation certificate, possible floodplain permits, and — with a federally backed mortgage — flood insurance. Fill or building in a regulatory floodway is heavily restricted.

A common strategy is siting the dwelling entirely in the non-SFHA portion of the lot; compare the flood overlay with the building envelope on the map page.

Zone	% of lot	High-risk (SFHA)
Zone X — Area Of Minimal Flood Hazard	67.2%	No
Zone AE (1% annual chance, base flood elevation determined)	32.8%	Yes

TERRAIN & SLOPE (USGS)

Ground elevation across the lot ranges from about 286.2 ft to 341.1 ft (54.9 ft of relief). Sampled slope averages 10.9% with a maximum around 27.3% (USGS 3DEP DEM, 12x12 sample grid, ~13.4 m spacing).

Very steep areas are present (>25%): portions of the lot are likely impractical or restricted to build on; a geotechnical engineer should review any building site here.

WETLANDS (USFWS NWI)

Mapped NWI wetlands overlap about **24.2%** of the lot: Freshwater Emergent Wetland (20.1% of the lot, codes PEM1C); Freshwater Forested/Shrub Wetland (4.2% of the lot, codes PSS1C).

Disturbing wetlands generally triggers federal Clean Water Act §404 permitting (U.S. Army Corps of Engineers) and, in Virginia, state water-protection permits; buffers may also apply under local ordinances. The usual playbook: keep

all construction, grading and drainage outside the mapped area, or obtain a professional wetland delineation to pin down the true boundary (NWI mapping is approximate).

SOILS (USDA SOIL SURVEY)

USDA soil survey (SSURGO) map units on this lot: Codorus and Hatboro soils, 0 to 2 percent slopes, occasionally flooded; Wheaton-Glenelg complex, 7 to 15 percent slopes; Wheaton-Glenelg complex, 15 to 25 percent slopes.

The most limiting mapped drainage class is **somewhat poorly drained**. Expect wet-season groundwater issues: foundations may need drains/waterproofing, basements may be inadvisable in the wettest areas, and conventional septic drainfields often fail perc testing in these soils (public sewer availability matters).

One or more map units are flagged as **hydric** (wetland-forming) soils — this often accompanies mapped wetlands and strengthens the case for a delineation before design.

At least one map unit is rated as occasionally-to-frequently flooded — consistent with stream-valley soils; compare with the FEMA flood section.

Soil survey mapping is generalized (map units can span several acres); a geotechnical investigation and, for septic lots, a percolation test are the definitive checks.

Soil map unit	Drainage	Hydric %	Flooding
Codorus and Hatboro soils, 0 to 2 percent slopes, occasionally flooded	Somewhat poorly drained	35	Occasional
Wheaton-Glenelg complex, 7 to 15 percent slopes	Well drained	0	None
Wheaton-Glenelg complex, 15 to 25 percent slopes	Well drained	0	None

HOW THE LOT SCORE IS CALCULATED

The Lot Score is a screening index from 0 (severely constrained) to 100 (few constraints), computed as a weighted blend of five factors. It compresses public-data signals into one number — it is **not** a guarantee of approval, feasibility, or value.

Factor	Weight	Factor score	Points	Basis
Buildable area	35	1	35	61.8% of the lot is inside the setback envelope
Flood risk	20	0.77	15.4	32.8% of the lot is in a FEMA high-risk (SFHA) zone
Wetlands	20	0.4	7.9	mapped wetlands overlap 24.2% of the lot
Slope / terrain	15	0.2	3	max slope ≈ 27.3% (mean 10.9%)
Soils & drainage	10	0.4	4	worst drainage class: Somewhat poorly drained; hydric soils present; flood-prone soil units
Total	100		65	

DATA SOURCES & LIMITATIONS

Parcel boundary and zoning: county GIS (Fairfax County, Virginia public ArcGIS services). Geocoding: U.S. Census Bureau Geocoder. Flood zones: FEMA National Flood Hazard Layer. Elevation and slope: USGS 3D Elevation Program. Soils: USDA-NRCS Soil Survey (SSURGO) via Soil Data Access. Wetlands: U.S. Fish & Wildlife Service National Wetlands Inventory. Roads: U.S. Census TIGERweb. All data retrieved live at generation time (2026-07-31 13:26 UTC).

These public datasets have mapping error, lag real-world changes (rezonings, LOMAs, new surveys), and are generalized at parcel scale. This report is a preliminary informational assessment — it is not a survey, engineering study, wetland delineation, title search, or legal advice, and it does not replace county plan review. Verify anything material with the county and with licensed professionals before purchasing or designing.

Parcel identification note: the address geocode did not land inside a parcel; the report parcel was matched by proximity (nearest-parcel-situs-match). Confirm the parcel ID above against county records before relying on this report.